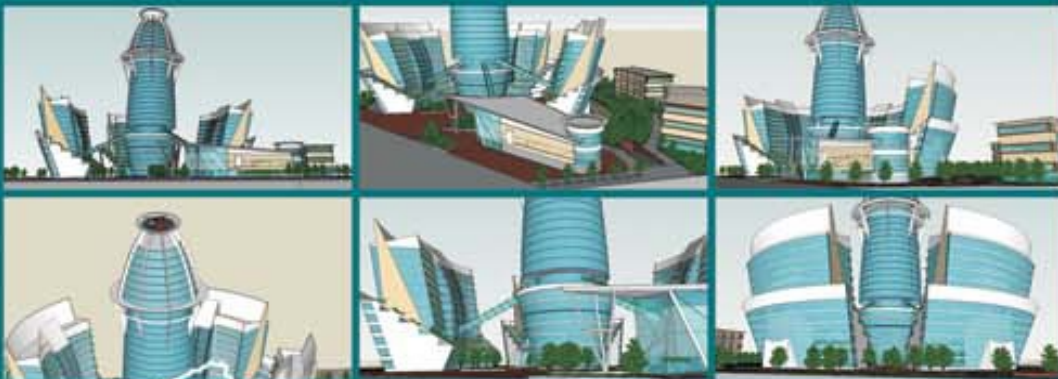


# We Wish To Share Our Prosperity With Our Investors

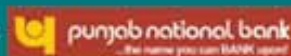


150 acre technology corridor • Concept of work, live, shop, play • Helipad facility  
• 21 acres parking • 24x7 ultra-modern campus • Gold Certified by Min. of Environment & Forest



PROJECT LICENCED BY  
**LICENCED**  
REGISTRAR GENERAL & COMPANY PLANNING  
DEPT. OF INDUSTRIES

Project rated by:





Aquarius Cyber Park

1.8 million Sq.ft. of development on 40,000 Sq. Mtr. = 10 acres approx.

▲  
Multi brand retail mall

▲  
Proposed helipad

▲  
21 acres of multi level car parking



✉ 'vdpl' to 57575    📞 +91 999 999 2188

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SOUND  
REASON.

SOUND  
INVESTMENT.

# About Us

## About Us

### A unique investment opportunity in property

Vigneshwara group is one of the largest professionally managed realty groups of India. The Group is a founder member of National Real Estate Development Council (NAREDCO), a body under the aegis of Ministry of Housing, Govt. of India and the promoter member of Associated Chambers of Commerce and Industry of India (ASSOCHAM). Past projects of the Group have fetched strong returns and capital appreciation to clients and investors, inspiring Vigneshwara to take it even further.

The Group is now coming up with a chain of ambitious technology park projects across the country and abroad. With its innovative business approach and world-class models, Vigneshwara Developers ushered Indian real estate sector into a new era of architectural excellence and quality. Today, the group's net market worth is \$364.4 million with a landbank of 21,780,000 sq. ft. (approx.) in the National Capital Region of Delhi. (Source: Last market transaction in vicinity, market auction report).

The Group has already developed an infrastructure project of approx. 17,424,000 sq. ft. of integrated township with gated complex and a road network of 25 kms with 22 ft. width. Under the aegis of State Govt. of Haryana, the Group carried out a class-I civil engineering project. Its projects with CRRRI (Central Road Research Institute, Govt. of India) includes river training of Yamuna in a length of approx. 3 kms and bridges of 50 MT capacity. The Group successfully handed over approx. 3,00,000 sq. ft. of prime space in the National Capital Region of Delhi and is now currently developing approx. 5,000,000 sq. ft. of integrated space of commercial, recreational and residential in prime locations of the National Capital Region of Delhi.

A constantly evolving and forward-looking business group, Vigneshwara Developers has emerged as a powerful force in Indian economy and aims at making it even big in the coming future.

The Group is plotting its growth under the focused leadership of Mr. Sunil Kumar Dahiya. A science graduate from the highly coveted Elphinstone College, Mumbai, Mr. Dahiya has acquired his techno-commercial skills of management, business development and international relations with global corporate. He has been at the middle management in the sales force of Global Fortune 500 cos' viz Cathay Pacific (Hong Kong) and Trans Asia Global Logistics (London). Mr. Dahiya has been honored by the prestigious Indira Gandhi Priyadarshini Award (2006-07) for outstanding performance in the real estate development industry."



Delhi & NCR Office Space Scenario

## Delhi & NCR Office Space Scenario

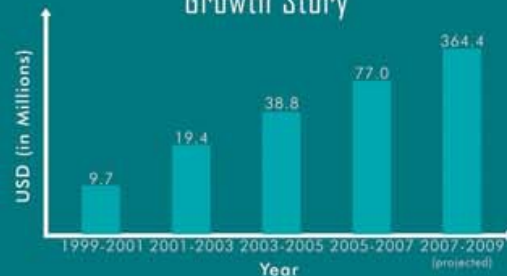
- ... IT/BPO office space demand has created a huge potential for commercial real estate.
- ... Acute shortage of large-sized ready-to-move-in spaces for technology set ups.
- ... IT/ITeS companies have shown an overwhelming interest in IT Parks announced in the region.
- ... 6-7 major cities account for 80% of office space demands.
- ... Almost 80% of the office space demands are attributed to the IT/BPO sector.
- ... Estimated demand from IT/ITeS sector is projected at 350-400 million.

Return on Investment

## Return on Investment

Add a new dimension to investment: purchase a property that gives you annual returns. Vigneshwara Developers is coming up with a chain of Technology Parks across the country and abroad. Vigneshwara offers a unique investment opportunity, where the purchase of a property in the Technology Park not only fetches assured returns on investment, furthermore, the purchased space can be leased at a lucrative rate. Technology Parks are today destined for a promising future.

Growth Story



Why Technology Parks

## Why Technology Parks

It gives us immense pleasure to share our success and prosperity with you as our esteemed customer(s) and investor(s). Taking big leaps in our stride with our small feet, we have moved into a large 30,000 Sq. feet office space, in Gurgaon.

This New Year 2009 we also bring an opportunity for you to encash a handsome Profit from your investment with us as we bring new Projects spread over 8 million Sq.ft in Technology parks, Service Apartments and Retail in the Central Business District (CBD) of Gurgaon.

Show your Friends, Family and Associates how, WE (you + Vigneshwara), can make consistent profits from Assured Returns, encash more as the tough market conditions bring, better opportunities.

Do contact us as soon as possible and Profit from your investment!

# Indian IT/ITeS Industry: Yet to GROW

- ... India is the fastest growing IT hub in the world.
- ... Indian IT-BPO Industry is estimated to achieve Revenues of **USD 71.7 billion** in FY-2009. (Source Strategic Review Report 2009: Nasscom).
- ... Expected IT Outsourcing from Japan: **\$108 billion** (Source ET: March 5th 2009).
- ... Direct employment from IT/ITeS is expected to reach nearly **2.23 million**, an addition of 226,000 employees in FY 2009.
- ... Real Estate is expected to become **\$ 180 billion** Industry by 2020 (Source: [www.ibef.org](http://www.ibef.org) <http://www.ibef.org/>).

## Investment Plans

Investment Plans to choose from:

### Assured Return Plan

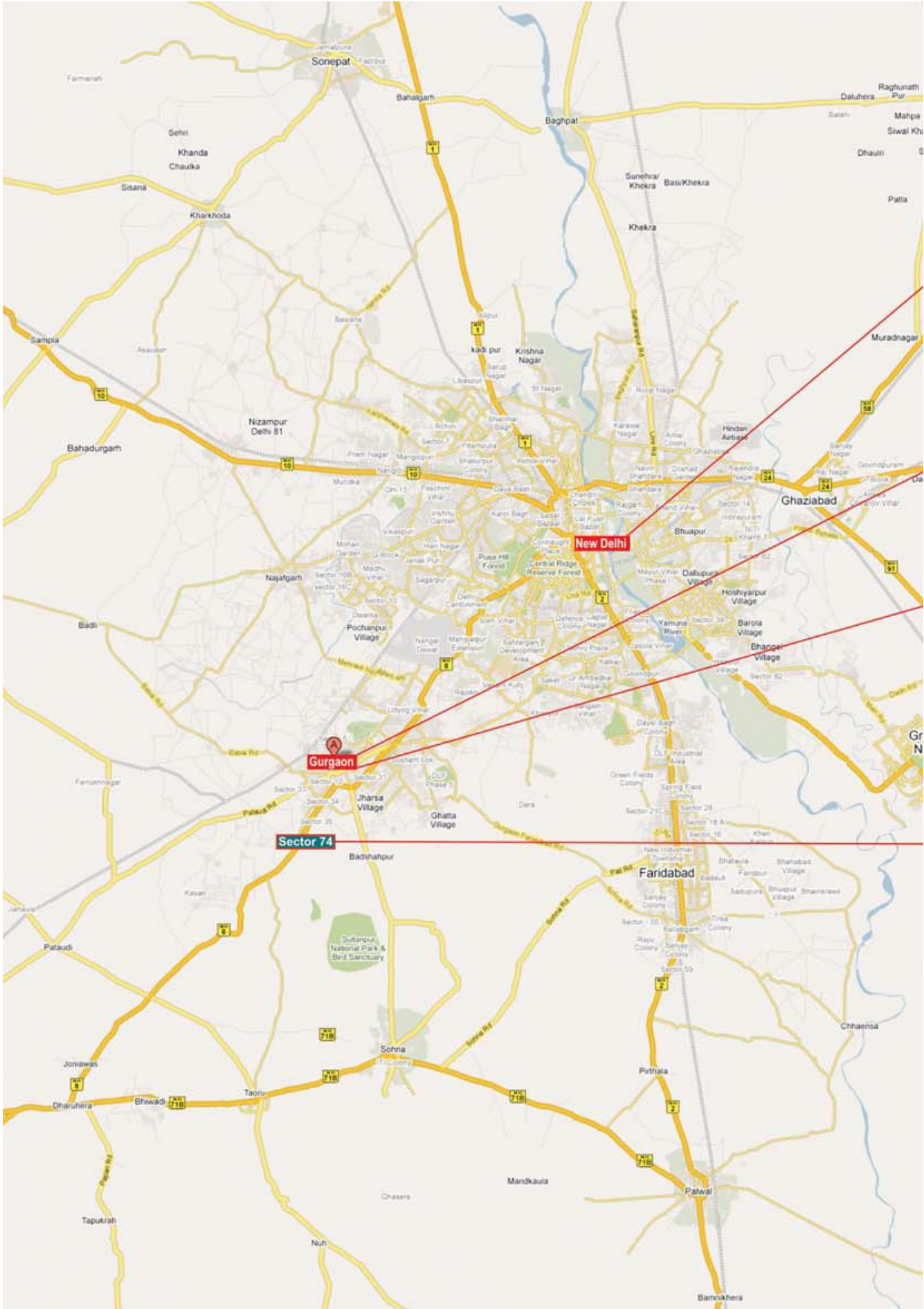
(Investors get returns @ **12 % p.a.** x 5 yrs. on their full deposit against their investment for the space they book).

### Buyback Plan

(Company offers buyback @ **61.5 %** after 2½ yrs. of investment).



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MOTOROLA

GENPACT  
Global Business Impact

EKL  
SERVICE

ERICSSON

Honeywell

GENPACT  
Global Business Impact



Microsoft

Air tel

\* All distances are approximate and drive time is calculated on optimum speed

