



MOHALI HILLS

INSPIRED LIVING

Factsheet

Mohali Hills is approximately 3,000 acres integrated master planned community in Mohali. Mohali is a satellite city of Chandigarh, which is the capital city of Punjab and Haryana. On November 10, 2005, The Company signed a memorandum of understanding with the Punjab Government to develop 5,000 acres of land in different parts of Punjab (of which we have acquired approximately 2,979 acres, which is included in our Land Reserves). Under the terms of the memorandum of understanding, The Company is committed to undertake projects in Mohali, Ludhiana, Jalandhar and Amritsar. Mohali Hills is located on the Kharar-Banur highway, 10 kilometers from the center of Chandigarh. It offers luxury villas, apartments, plots, leisure and shopping options. These developments are described below.

The Views at Mohali Hills. The Views at Mohali Hills is a 54.7 acre gated community of apartment buildings of eight and 13 storeys and is a part of Mohali Hills. It is a luxury residential development offering shops, parks and playing fields. The development is expected to include tennis courts, a health club, a swimming pool and a club house. All the apartments are fully air-conditioned and provide full power back up. The Views at Mohali Hills had a proposed Saleable Area of approximately 1.9 million square feet and is expected to consist of 1,120 apartments ranging from 1,350 square feet to 3,525 square feet in size. The development is expected to be completed in 2011-12.

The Villas at Mohali Hills. The Villas at Mohali Hills is a 25 acre luxury residential project and is a part of Mohali Hills. These are being offered in three different architectural styles namely Andalusian, Spanish and Mediterranean as part of this project. The Villas at Mohali Hills had a proposed Saleable Area of 0.7 million square feet and is expected to consist of 173 villas ranging from 2,700 square feet to 4,500 square feet in size. The development is expected to be completed in 2010-11.

Mohali Hills (plots). Mohali Hills (plots) is a 197.3 acre plotted development and is a part of Mohali Hills. Mohali Hills (plots) had a proposed Saleable Area of approximately 5.7 million square feet and is expected to consist of 1,811 plotted developments ranging from 2,700 square feet to 6,750 square feet in size. 1,681 units had been booked for sale. The development is expected to be completed in 2009-10.

The Terraces. The Terraces is a 11 acre residential project and is a part of Mohali Hills. The Terraces had a proposed Saleable Area of 0.4 million square feet and is expected to consist of 207 units with an area of 1,430 square feet to 1520 square feet. The development is expected to be completed in 2012-13.

The Bungalows. The Bungalows is a 2.8 acre residential project and is a part of Mohali Hills. These are three bedroom units in the vicinity of a shopping center, club house, golf course, health center, schools, landscaped gardens, space for car parking and security. The size of each unit can be expanded by constructing more numbers of floors. The Bungalows had a proposed Saleable Area of 0.1 million square feet and is expected to consist of 71 units with an area of 2,700 square feet. The development is expected to be completed in 2012-13.

The Central Plaza. The Central Plaza is designed with a Spanish theme which is intended to reflect the style of our integrated master planned community at Mohali Hills and cater to its requirements. The Central Plaza is a 16.1 acre project and has been planned as one of the key retail offerings within Mohali Hills and will be centrally located within the Mohali Hills development. The Central Plaza will comprise a range of retail outlets such as supermarkets, pharmacies and restaurants with a covered arcade for all retail outlets.



Emaar MGF Land Limited

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The Views

- Number of units: 1156
- Encompass 2 to 4 bedroom apartments of 1350 sq ft to 3525 sq ft.
- 10 km from the Airport and 4 km from proposed Railway Station
- Shopping Arcade right opposite the gated community
- Club House with mini Cineplex
- 24 hours power back up
- Smart card entry for residents
- Treated water supply,
- Advanced security system

The Villas

- Premium luxury residences located at vantage locations across Mohali Hills in Sectors 106, 108 and 109.
- Options are: 300 sq.yd plots with 3550 sqft apprx built up area, 400 sq yd plots with 5065 sq.ft built up area and 500 sq.yd plots with 6000 appx sqft built up area.

The Terraces

- Independent floors with 3 bedrooms and 3 bathrooms.
- Beautiful villas elevations
- Choice of ground, first and second floors.
- Independent parking space.
- Part of independent master-planned and secure community.
- Located in Sector 108
- Contemporary luxury living at affordable price-points.
- Located within the neighborhood of a nine-hole executive golf course

Central Plaza

- Centrally located in Sector 105, Mohali
- 70 retail spaces
- Perfectly positioned on the doorstep of Mohali Hills
- Façade to be developed and managed by the company
- Choice of owning the complete CVU or just floors
- Shell-space – easy to customize
- Zero distance from The Views
- 300 metres from the proposed 200 feet wide main highway
- 300 metres from the proposed General Bus Stand, Mohali
- All units with elevators and staircases and double entry
- Main entry from 80 feet wide road
- Parking space for more than 1000 vehicles
- Rear Service Access
- High Quality Electrical Wiring
- Pre-wired for telephone and data lines
- Perfectly positioned on the doorsteps of Mohali Hills
- Wide array of cafes and restaurants
- Perimeter security
- Dedicated signage areas for all units



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