



NIMAI HILLS NEEMRANA

NIMAI DEVELOPERS (P) LTD.

NH - 8

NIMAI HILLS NEEMRANA



LAUNCHING SOON
GROUP HOUSING PROJECT
on NH-8, NEEMRANA

HIGHLIGHTS

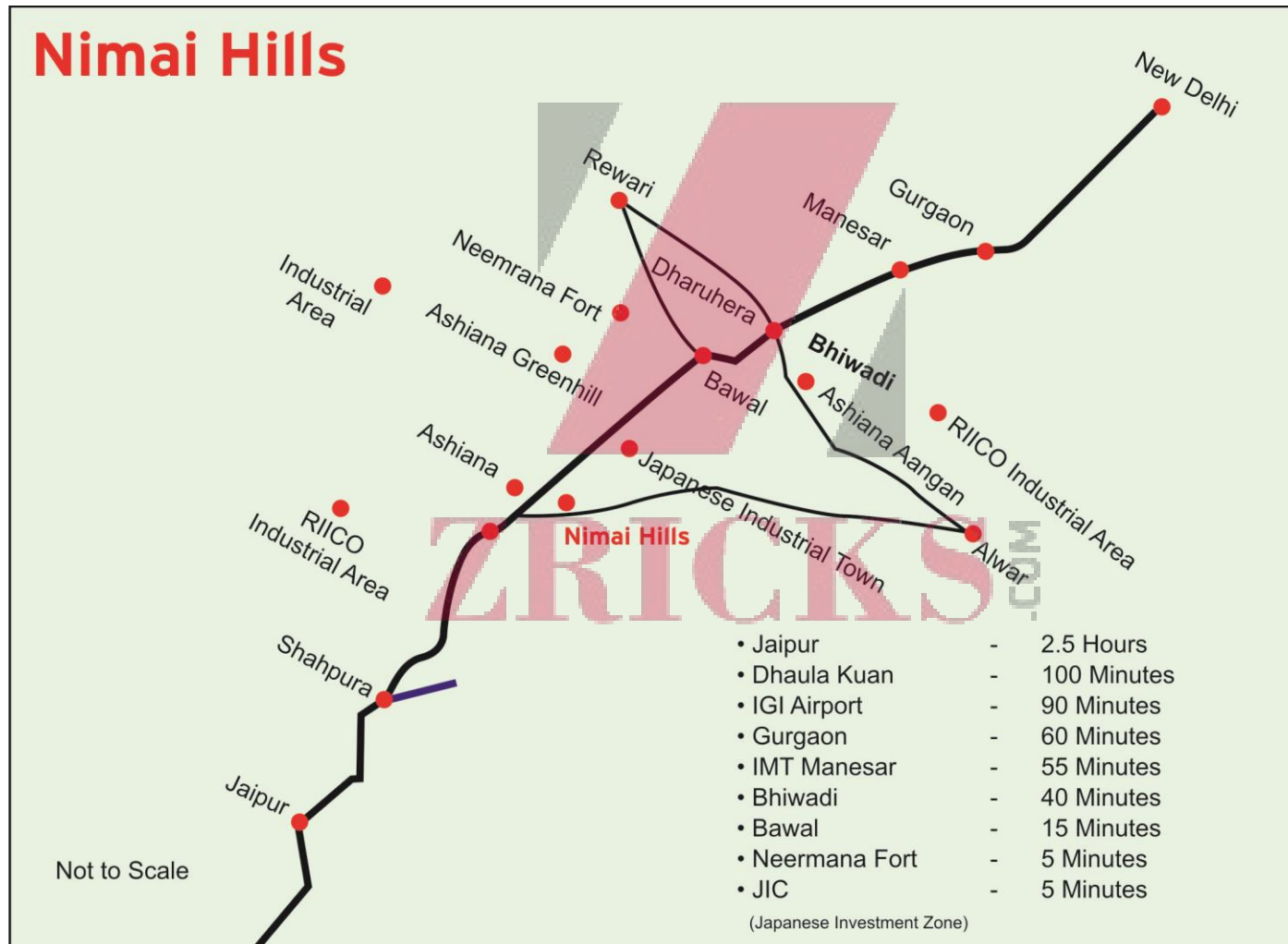
- Located at one of India's most modern industrial hubs • Extremely promising investment destination
- Area poised for unprecedented growth and development • Falls on the DMIC (Delhi Mumbai Industrial Corridor)
- Easy access from the Capital & NCR

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- Special Zone Declared by RIICO for Japanese industries as per MOU with Japanese Export Trade Organisation (JETO)
- Poised for quantum growth in residential, commercial & industrial with announcement of Global City & SEZ worth of Rs. 6553/- Crore over an area of 2500 Acres



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Key Features:

- 2 BHK & 3 BHK
- Location: - Bang on NH 8
- Power backup
- Gated Complex with Security
- Adequate Parking facility
- Club, Swimming pool, Gymnasium
- Daily needs shopping facility
- Rain Water Harvesting
- Expansive Landscaping
- Sports Facilities



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Project Concept:

- Value Added Housing in Emerging Area of Neemrana
- Housing for all classes of society
- Gated Complex with Electronic Surveillance
- Commercial Centre for convenient shopping
- Place of worship
- Designed to appeal equally to Indians as well as Japanese
- Designed to provide a park adjoining each Tower
- Exclusive Children's area equipped with swings and slopes



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History of Neemrana

Neemrana is an ancient historical town in Alwar district of Rajasthan, India, situated at 122 km from Delhi on the Delhi-Jaipur highway in Behror tehsil. It is situated in between Behror and Shahajahanpur. Neemrana is an industrial hub. This area is also known as Raath region. It is the site of 16th century hill-fort occupied by Chauhans till 1947. The erstwhile ruling family is considered to be the direct lineage of Prithviraj Chauhan. The entire region including Kesroli is full of historical sites. Historians trace it to the Matsya Janapada of the Mahabharata times. In Kesroli one gets to see the oldest remains of Buddhist Vihara at Viratnagar where the Pandavas spent the last year of their exile, Pandupole, where the only reclining statue of Hanuman is seen; the samadhi of the ruler saint Bhartrihari and Talavriksha and many ancient water reservoirs.



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Why should one invest in Neemrana?

- ✓ Booming industrial hub
- ✓ RIICO promoted Industrial Zone
- ✓ Japanese Economic Zone
- ✓ **EPIP** (Export Promotion Industrial Park)
- ✓ Creation of mega employment opportunities
- ✓ Neemrana, once only a historical tourist destination is now on way to becoming a Global City.
- ✓ **SMEC is the dream project of LNVM Society.** With state of art facilities and rich infrastructure. Spread in a 5 acre scenic campus, this is India's one of the best institutes for AME in Avionics. It is the **only institutes in India to have two complete heavy Aircraft (Fokker F-27).**
- ✓ Neemrana has upcoming Japanese and Korean Economic Zone –companies **like Mitsubishi, Daikin, Nippon Steels, Nissin Brakes, Toyoda, Havells, SAB Miller, Parle Agro, Liberty** are already functional.
- ✓ Hero Moto Corp is setting up its 4th industrial plant with an investment of 550 cr. The plant spread over 47 acres would employ more than 1000 people and would have an installed capacity of 7,50,000 units per annum.
- ✓ 28 industrial units have already been set up.
- ✓ Upcoming educational hub- 38 universities already approved including NIIT, Raffles and Polytechnics.
- ✓ **School of Aeronautics (Neemrana)**



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Strength of the Khushkhera-Bhiwadi-Neemrana Investment Region under Rajasthan Sub-Region of DMIC

- ✓ Khushkhera-Bhiwadi-Neemrana Investment Region, in North-Eastern Rajasthan, would be located within 50km from the alignment of Dedicated Freight Corridor.
- ✓ The region falls under the **National Capital Region of Delhi**
- ✓ Located on the National Highway No. 8
- ✓ **Part of Golden Quadrilateral.**
- ✓ Government of Rajasthan has ambitious plans for the region to develop a **Global City**, to be spread over 40,000 Acres, covering Shahjahanpur, Neemrana and Behror
- ✓ **Expected to cater to 1 Million Population.**
- ✓ Detailed master planning is being carried out for the project.



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Advantages of the Khushkhera-Bhiwadi-Neemrana Investment Region

- ✓ Khushkhera-Bhiwadi-Neemrana Investment Region is located at a **distance of 107km from Delhi.**
- ✓ Widening of **Alwar-Dausa Link (81km)** is being carried out by **RIDCOR** through private sector participation.
- ✓ Availability of huge Land parcels of land at comparatively lower prices.
- ✓ Potential industry sectors at the investment region include automobile, Biotechnology, IT/ITES and Health Sector.
- ✓ Proximity to the Golden Quadrilateral, NH-8 and the Dedicated Freight Corridor would provide added value to the investors in the region.
- ✓ Delhi International Airport will offer good connectivity to the proposed investment region. Besides, an independent airport complex is also proposed to be developed.
- ✓ State Government has already identified and designated the land for developing the region as Global City



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NEEMRANA DEVELOPING AS THE HUB OF JAPANESE INDUSTRIES

Rajasthan various Industrial zones have been developed in Neemrana during last few years. These Industrial zones have been developed by Rajasthan State Industrial Development and Investment Corporation (RIICO) in various phases. **Export Promotion Industrial Park (EPIP), Japan External Trade Organization (JETRO)** in Majarakath

The Japanese companies have set up industrial units in the 70 percent area of this Japanese zone spread over around 1200 acres. Hopefully, the rest 30 percent area is expected to filled up by industries soon. 28 industries have been set up by Japanese entrepreneurs in this zone and the unit of Daikin Air-conditioning India Pvt. Ltd., a fully-owned subsidiary of Japan-based Daikin Industries, is especially mentionable. The Neemrana unit is the first unit of company in India with investment of Rs. 600 crores.



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- Similarly, Nissan India Pvt. Ltd. has set up its unit in Neemrana by investing **Rs. 240 crores. Rs. 400 crores have been invested by Mitsui Chemical Pvt. Ltd., Rs. 160 crore by Unicharm India Hygenic Pvt. Ltd., Rs. 120 crore by ACI Mitsui Prime Advanced Composites Pvt. Ltd., Rs. 155 crores by Auto parts company Mikuni India Pvt. Ltd. and Rs. 100 crores by NYK** Logistics India Ltd can be counted among the major investments which are making Neemrana a hub of Japanese Industries. After the development of this hub in Neemrana the investment of 21.5 billion it will generate employment for more than 3000 people. The housing and other facilities will also develop here rapidly.
- A unit of the **world's largest steel making company 'Nippon Steel' is also under construction in Neemrana** where more than Rs. 300 crores is expected to be invested. This steel company has 150 unites across the world. In the near future many more big companies, including Hero-Honda is going to set up its units here.



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Delhi and its distance from Indira Gandhi International Airport is just 100 kms. Neemrana has a bright future because apart from being in the proximity to National Capital Region (NCR), it is also a part of the **Delhi-Mumbai Industrial Corridor (DMIC)** and the **Delhi-Mumbai freight corridor**. In the near future, this area, apart from becoming the biggest auto hub in the country, will also be the closest center to Delhi which is the largest automobile market in the country.

After Neemrana Phase-1 and Phase-2 now many big industries are coming in Gilot in Phase-3. The important industrial area of Rajasthan - Bhiwadi, which is at the confluence of Delhi-Haryana and Rajasthan is being connected to the Railway network through the Delhi-Mumbai freight corridor. **Neemrana will get maximum benefits from it. Under the National Highway (NH)-8 project**, the Delhi-Jaipur highway is being converted into six lane. Many flyovers are being constructed on this route which will reduce the travel time of Neemrana from Delhi and Jaipur. Construction of a Super Express highway, parallel to **this six-lane expressway is also being planned which will pass through Neemrana.**



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Same as Japanese Industrialists from other countries are also looking eager to invest on big scale in Neemrana. **Recently a 25 member team of the 15 African countries visited Neemrana.** Similarly, members of the representative body of **3700 companies of Taiwan Taiwan Electrical and Electronic Manufacturers' Association (TEEMA)** has also visited Neemrana to explore the **possibilities of Taiwani Zone here.**

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The Plan for Cargo Airport

A plan to construct a cargo airport near **Neemrana** is also under consideration. This airport is proposed to be constructed in the middle of Ajarka and Kotkasim. This will facilitate the cargo transportation of the finished products of the industries situated in Neemrana, Shahjahanpur, Bhiwadi and Bahrod and they will get transported to their destinations and markets in the least possible time. To connect this **cargo airport to Neemrana, a six-lane dedicated road between Neemrana-Tapukra**, which would be just 50 km in length, is also proposed to be constructed.

Neemrana, Shahjahanpur and Bahrod are also proposed to be included as three sub-metropolitan cities in the National Capital Region. Under the DMRC investment region, **it is planned to include Neemrana and Khushkheda in the first stage and develop an industrial township on the lines of Noida, Gurgaon and Faridabad**. In future, this will lead to an all-round development of the region.



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Neemrana as the future industrial destination, says that no praise is enough for the indomitable courage of Japanese entrepreneurs who have continued to show a great inclination to invest in Rajasthan despite the massive earthquakes which occurred in Japan during previous years. The industrialists are getting impressed with the outlook of the State Government towards the development of infrastructure facilities in the state and liberal approach towards foreign investors and hence setting up units in the State. Due to this companies like **Hero Honda, Ashok Leyland, Maruti, Eicher and Saint-Gobain** are setting up their units in the State.

The region between Bhiwadi and Shahjahanpur and Neemrana and Bahrar to turn into a big industrial hub of the country and also consider the proposed **Delhi-Mumbai freight corridor**, construction of big residential complexes, planning for sub-metropolitan cities in the National Capital Region, development of small and cottage industries to support big industrial units, setting up of educational institutions and hotels, commercial institutions, and the possibility of more development of tourist places like **Alwar, Sariska Wildlife Sanctuary, Neemrana Fort as important milestones in the all-round development of the state of Rajasthan.**

Alwar, which is considered as the Gateway of Rajasthan, will **soon be connected to Delhi via a high-speed train, running at 160 kilometer per hour on the lines of bullet trains**, which will surely benefit Neemrana to develop in industry and tourism.



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- ✓ Located strategically on NH8 – Delhi Jaipur Highway at a distance of 122 kms (90 minutes) from IGI Airport.
- ✓ Located on **Delhi Mumbai Industrial Corridor**.
- ✓ **Advanced infrastructure development in progress including -14 flyovers beyond IMT Manesar, Cargo Airport & MRTS**, widening of National Highway to 8 lane. Approval awaited for high speed metro from Delhi to Alwar via Gurgaon and Rewari.
- ✓ Several IT industries, BPO's and MNC's have started work in the region.
- ✓ All this development would generate employment, income and shortage of available houses.
- ✓ Prices are still realistic in Neemrana and have a **huge potential of growth**. Hence, a **great option for an investor as well as an end user**.
- ✓ Neemrana fetches the **HIGHEST RENTAL YIELD IN THE COUNTRY**. For eg. an apartment of **40 Lacs fetches a rental of 25000** and a **Villa of 80 lacs fetches a rental of 65000**.



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Working Industries in Neemrana

- HNG & Industries Ltd.
- Hirohama India Pvt. Ltd
- Parle Biscuit Pt. Ltd
- Ginni International Limited
- Daikin Airconditioning India Pvt. Ltd.
- Dura Line India Pvt. Ltd.
- Nissin Break Pvt. Ltd.
- Havells India Limited
- Roachees Breweries
- G.D. Foods Mfg. India Pvt. Ltd.
- Richfield Industries Pvt. Ltd.
- SEL Textile Pvt.Ltd
- HNG & Industries Ltd.
- Industrial Expert
- Parle Biscuits Pvt. Ltd.
- Toyoda Gosai India Pvt. Ltd.
- The Wipe Hotwire India Pvt. Ltd.
- Frystal Pet Pvt. Ltd.
- Hero Motocorp Limited
- Garima Vikas Metals Pvt. Ltd.
- TPR Autoparts Mfg. Pvt. Ltd.
- Jagdamba Associates
- Oriental
- Vanchari Hotels Pvt. Ltd.
- Havells India Ltd.
- Alchem International



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Working Industries in Neemrana

- > Sankhya Electrotech Pvt. Ltd
- > AMD Metaplast
- > MGI Glass Private Limited
- > Tephra Infotech
- > School of Aeronautics
- > M.D.V.M Parle School
- > St. Margaret Engg. Coll.
- > NIIT University
- > Raffles University
- > Roachees Breweries
- > Malsters & Blenders India Pvt. Ltd.
- > Ginni International Limited
- > Liberty White Ware Ltd.
- > Gayatri Engineering & Systems
- > Shree Jee Coffab Ltd.
- > R.S. Rubber
- > Goramal Hatiram Ltd.
- > Prew Industries
- > Avon Hydraulics
- > Pack Fine Packaging
- > Sanganeria Spinning
- > Allianz Polywonder
- > Khandelwal Trading Co.
- > R.R. Industries
- > Sage Metal Ltd.
- > Terry Plus
- > Neha Woodlam Pvt. Ltd.
- > Kunstocom (India) Limited
- > Nexgen Fluoropolymers Pvt. Ltd.
- > Deesee Outsourcing
- > Sri Gotec India Pvt. Ltd.
- > Meta Industries Pvt. Ltd.
- > Industrial Guar Products Pvt. Ltd.
- > Vardan EnviroLab



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Our Dossier of Project



Nimai Arcade (Bhiwadi)



Nimai Place (Gurgaon)



Nimai CRS (Gurgaon)



Nimai Greens (Bhiwadi)



Nimai Tower (Gurgaon)



Nimai Panchvati (Gurgaon)

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A large, stylized, semi-transparent watermark in the center of the slide, consisting of two overlapping 'X' shapes, one in grey and one in pink.

THANK YOU
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LTD.

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