



Brand Realty
INVESTORS GROUP

Gurugram - Bilaspur

Pioneering Next Urban Revolution

LAND INVESTMENT OPPORTUNITY

A COMPREHENSIVE REPORT 2025

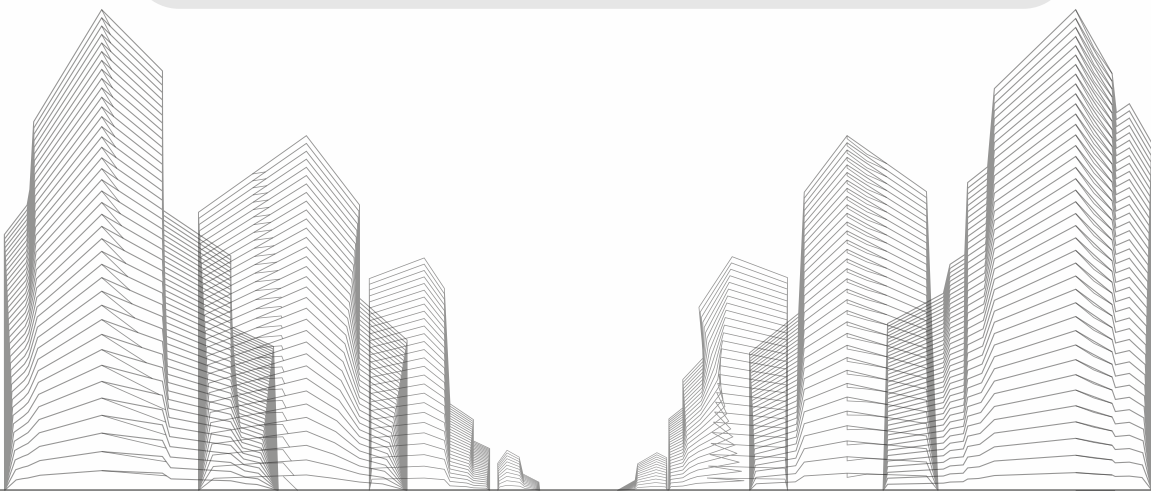
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GURUGRAM-BILASPUR

NCR's

Next Big Growth Corridor

Nestled next to Manesar—a well-established industrial hub within Gurugram district—Bilaspur offers unmatched connectivity and infrastructure. Located at the crossroads of the Jaipur Highway (NH-48) and the Kundli-Manesar-Palwal (KMP) Expressway, the area serves as a natural extension of Gurugram's industrial and logistical growth.



KEY LOCATION ADVANTAGES



Proximity to KMP Expressway

Ensures seamless access to Delhi-NCR.



Upcoming Bilaspur Chowk Flyover

Completion expected by June 2025.



RRTS Metro Connectivity

Planned station at Bilaspur Chowk on the Delhi-Alwar corridor.



Expanding Road Infrastructure

Main road widening to 75 meters is under development.



Development Corridor

Bilaspur Chowk connects to Sohna and Pataudi, opening avenues for diversified growth.



Big Brands With Bigger Opportunities

India's biggest brands like Adani, Apollo Tyres, Mahindra Logistics, and many more are already here.



PROJECT HIGHLIGHTS



PROXIMITY TO LOGISTICS HUBS

Bilaspur is emerging as a key player in the logistics landscape due to its **proximity to large warehousing and industrial facilities**. This offers businesses efficient supply chain solutions and unparalleled connectivity.



ECONOMIC ZONE SYNERGY

Bilaspur's position as a key hub connects industrial, residential, and commercial developments seamlessly, **fostering economic growth** and jobs creation.



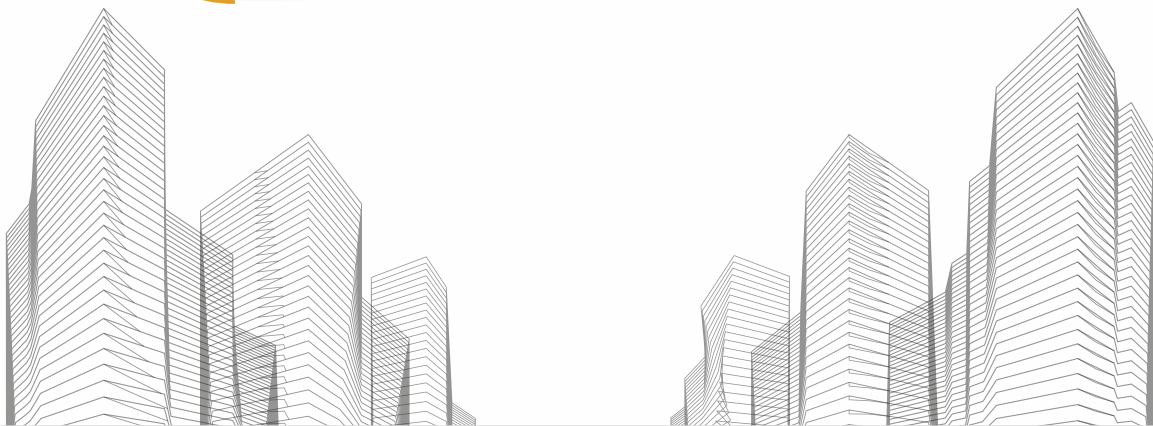
THE PROJECT OUTLINE

Under Haryana's Enterprise Promotion Policy, the project envisages creating a **107-acre integrated industrial colony**, complete with industrial, residential, and commercial zones. **Phase 1 of the project spans 62 acres**, with licenses and approvals expected by last quarter of 2025.



DEVELOPER DETAILS

This ambitious project is spearheaded by the developer entity, **JAGNIVAS REAL ESTATE LLP**. All the partners of this entity have wide experience and a proven track record in Gurugram. The team's expertise shall ensure timely execution and compliance with regulatory frameworks.



INFRASTRUCTURE DEVELOPMENTS



Haryana Government Policy

Encourages large integrated projects to streamline development and infrastructure.



Signature Projects Nearby

Similar projects by established developers like Signature Global are priced significantly higher, underlining the area's potential for appreciation.



Industrial Growth

With Manesar's industrial land prices exceeding Rs. 1 lakh per sq. yard, logistics and manufacturing sectors are gravitating toward Bilaspur.



Metro & Flyover Impact

Enhanced accessibility due to the RRTS metro line and the Bilaspur Chowk flyover will catalyze economic activities.



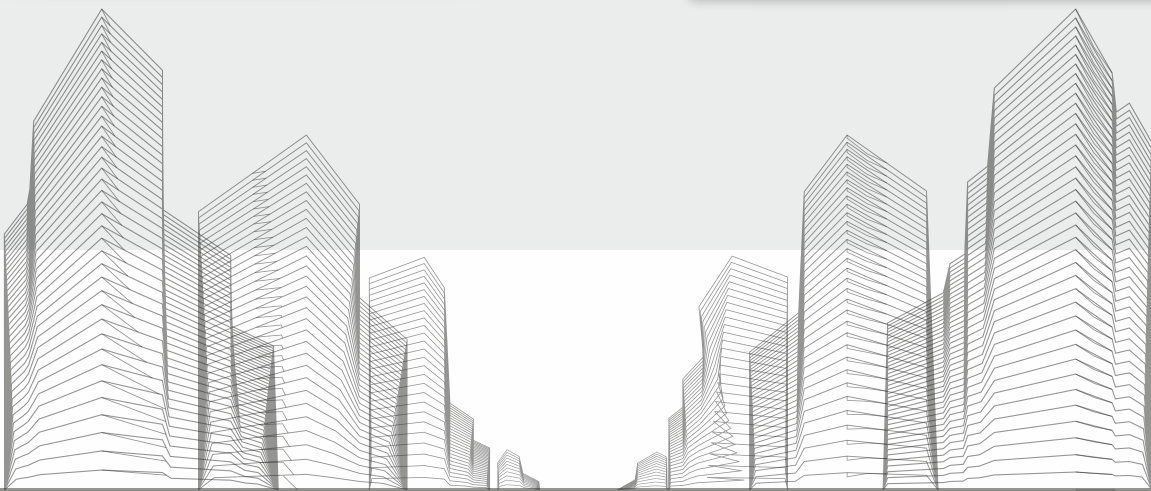
A Distinct District

Manesar is now part of Gurugram, and is likely to become a district, paving way for its fast-track growth.



Residential and Commercial Demand

Bilaspur is witnessing a demand surge for both residential and commercial spaces, driven by its strategic location along the Delhi-Mumbai Expressway and proximity to Gurugram.



INVESTMENT POTENTIAL

Prevailing
Land Prices

AGRICULTURAL
LAND

₹ 3.5 – 5
CRORE PER
ACRE.

BUY

Prevailing
Land Prices

INDUSTRIAL
PLOTS

₹ 40,000 –
50,000 PER
SQ. YARD.

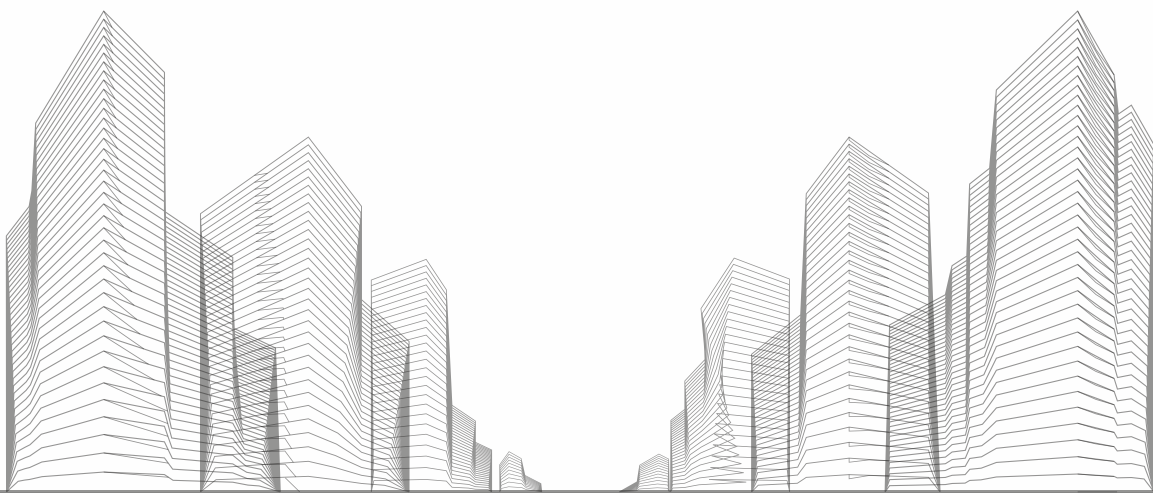
SELL

Prevailing
Land Prices

RESIDENTIAL
PLOTS

NEARBY
PROJECTS PRICED
AT ₹ 75,000 PER
SQ. YARD.

SELL



LUCRATIVE OPPORTUNITY

01

GOVERNMENT INITIATIVES

The Haryana government's push to designate Manesar as a separate district and expand industrial zones supports long-term price appreciation and development. Moreover, the amendment in the Industrial Licensing Policy allows the development of industrial colony in Industrial/Agriculture zone.

02

SPV FORMATION

Brand Realty's investment is managed through SPV, ensuring a structured and professional approach. The developer assumes full responsibility for site development, approvals, and project execution, minimizing investor risk. Two pieces of land, totalling 8.5 acres, are already registered under the SPV's name.

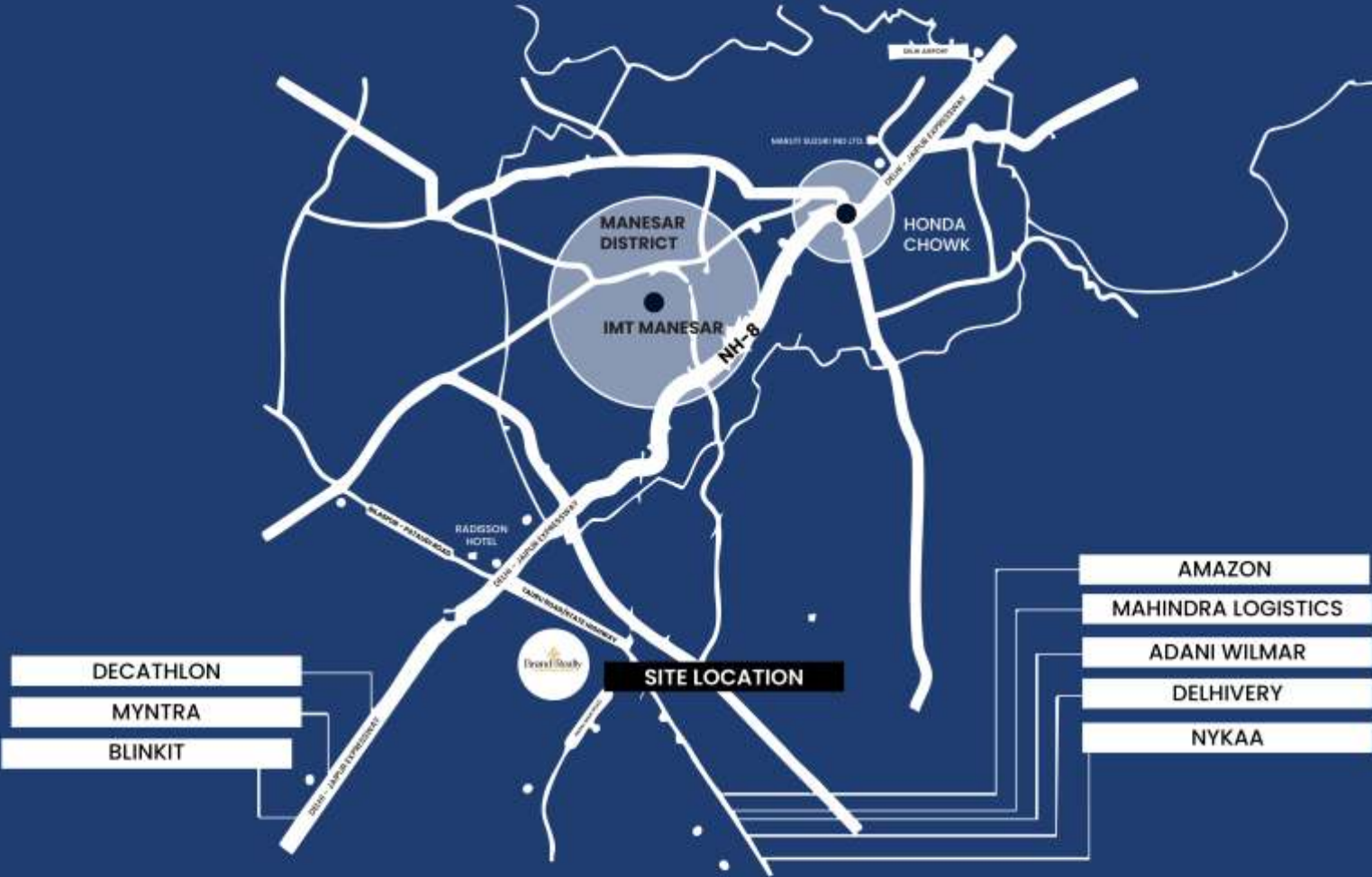
03

PROJECTED RETURNS

Initial launch prices are likely to be around Rs. 50,000 per sq. yard which translates to a potential return of 50% to 100% over 24 to 36 months. Factors such as infrastructure upgrades, industrial expansion, and RRTS connectivity may have additional positive impact.



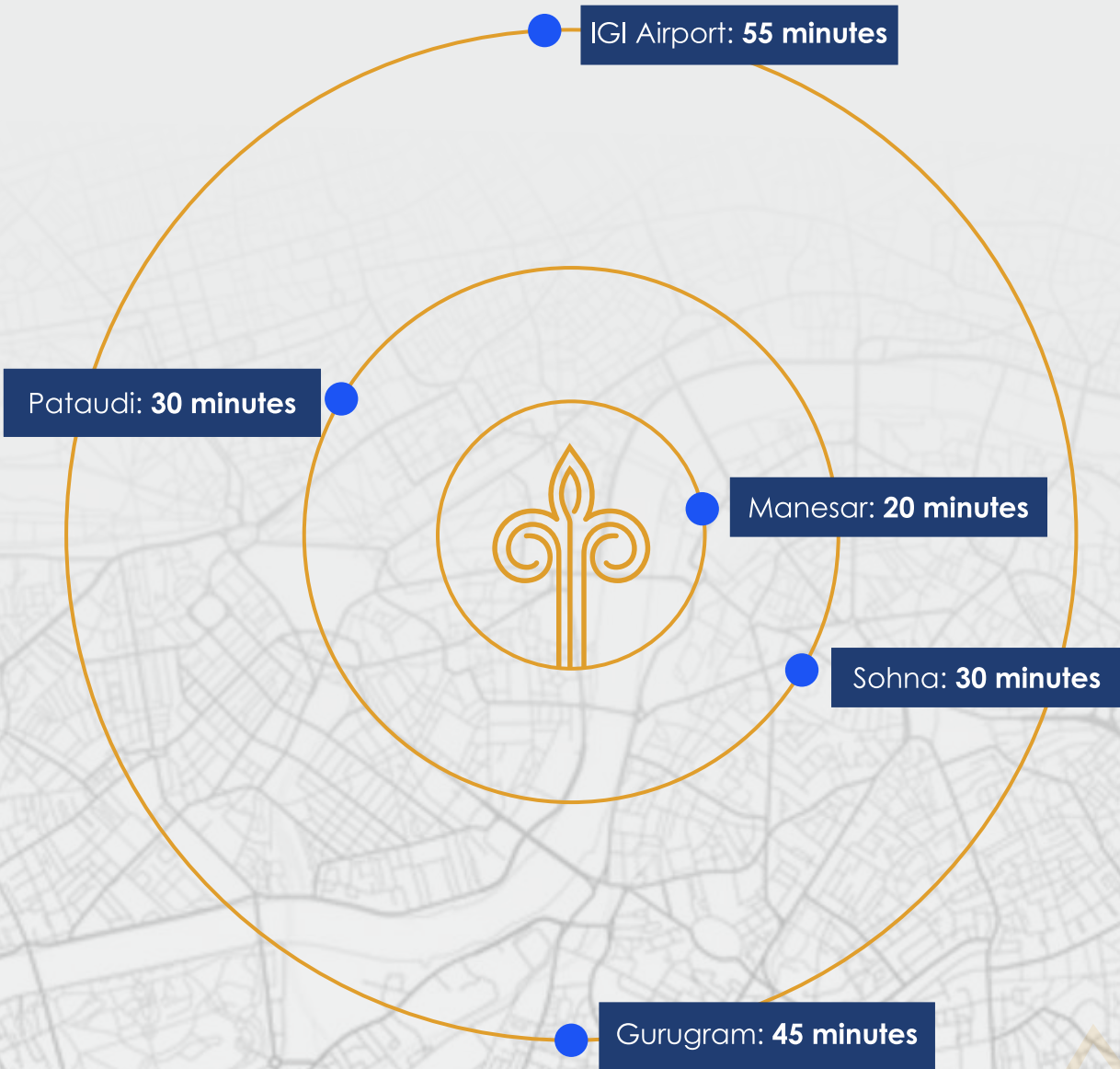
DISTANCES FROM SITE:



You can be a part of this transformative journey by securing your stake in Bilaspur-Manesar's growth story by co-investing with Brand Realty Investors Group.



THIS OPPORTUNITY CAN TRANSFORM POTENTIAL INTO PROSPERITY



Project Level Investment

Such lucrative project level investment opportunities are normally not available to normal investors. With Brand Realty, as lead investor, the co-investors can sit back while the BRIG takes care of all matters from entry till exit.

WHY CO-INVEST WITH BRIG

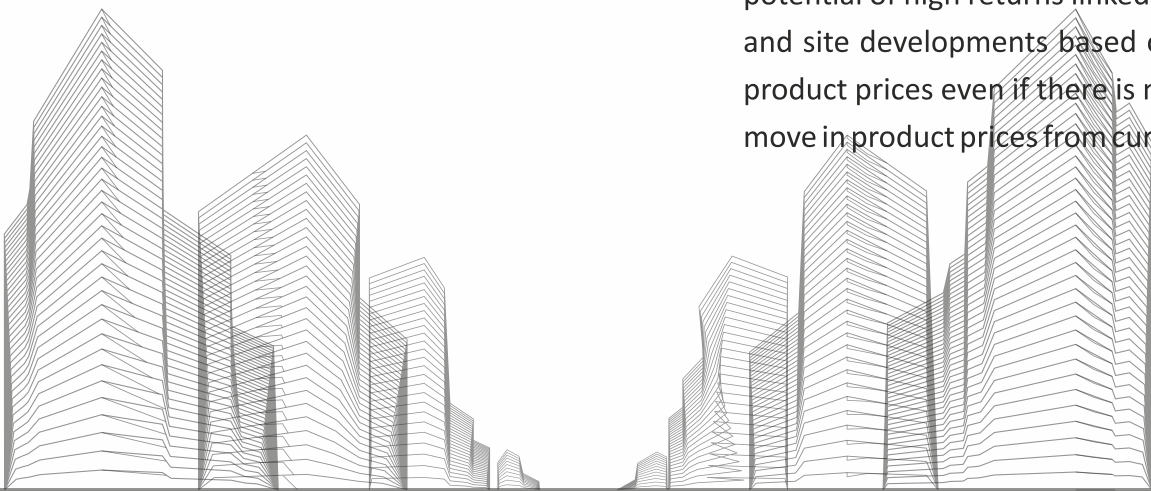


Leading Role of Brand Realty

With a deep skin in the game, Brand Realty interests are totally aligned with the interests of the co-investors.

Potential of High Returns Based on Prevailing Prices

Brand Realty believes that early-stage land investment at the start of a project has potential of high returns linked to approvals and site developments based on prevailing product prices even if there is no further up move in product prices from current levels.



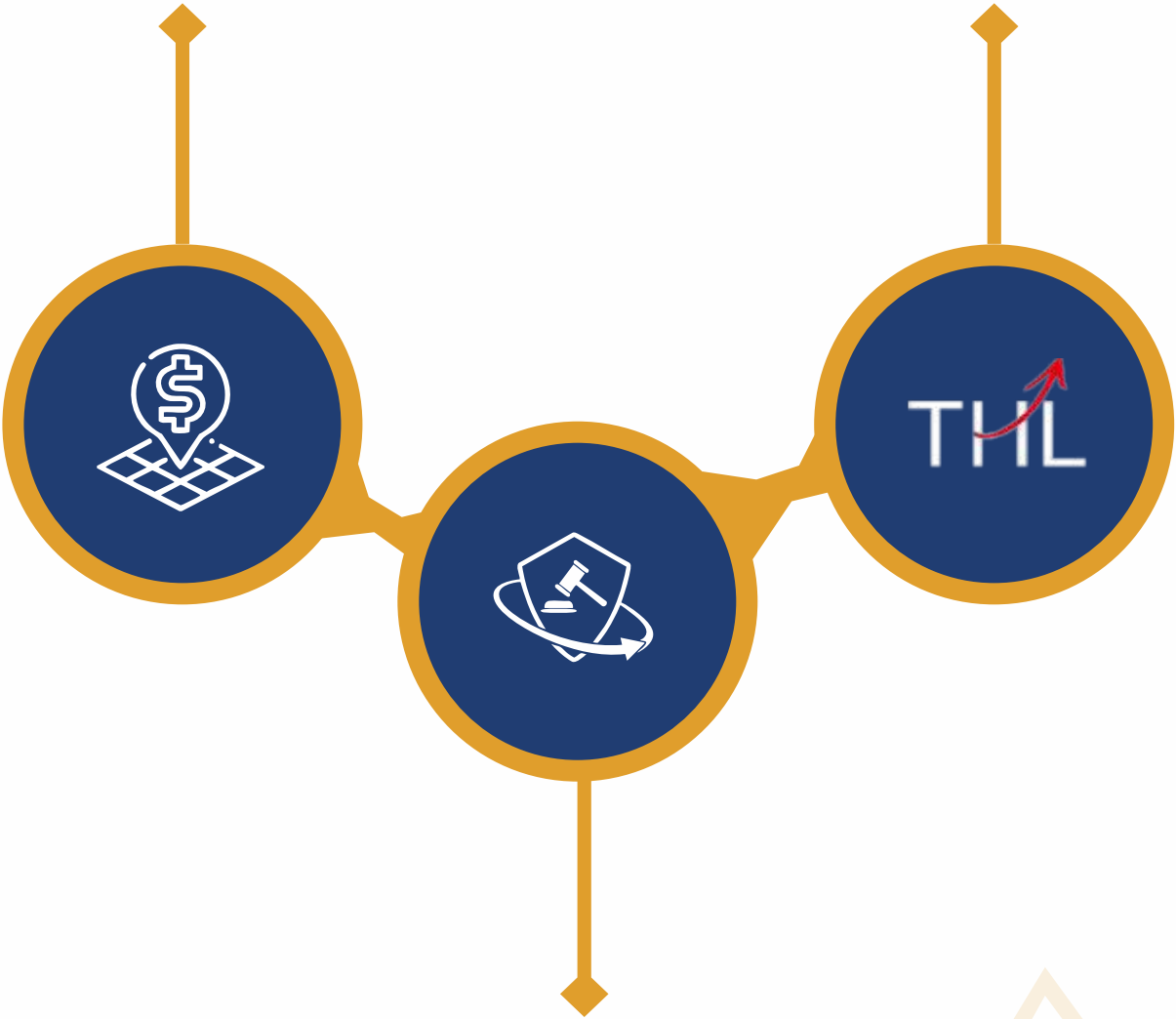


Land as Security

All investors in the SPV shall have equitable ownership of the present land and / or the developed plots, thereby providing better cover of protection compared to normal investing.

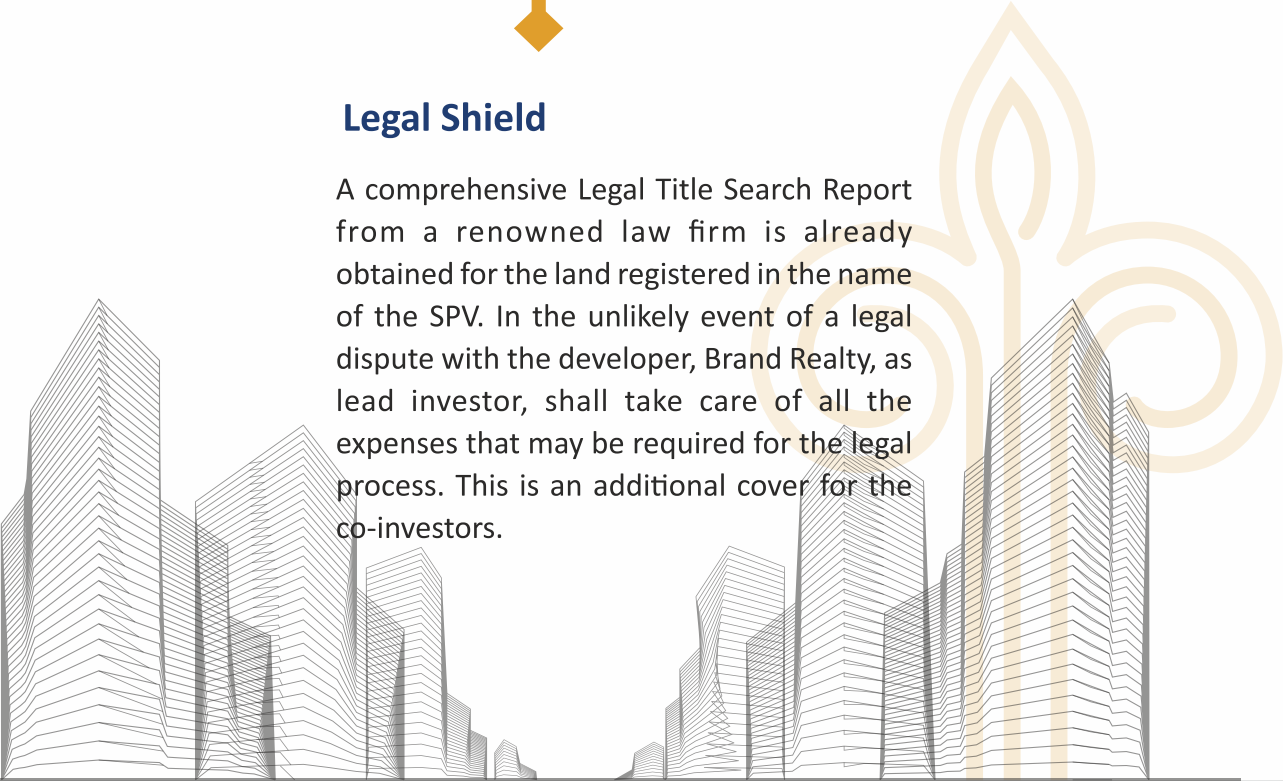
Past Successes with Future Possibilities

BRIG is a division of TRADEWELL HOLDINGS LIMITED (BSE-listed), boasts over 30 years of expertise under the leadership of Kamal Manchanda, an IIT alumnus and industry stalwart.



Legal Shield

A comprehensive Legal Title Search Report from a renowned law firm is already obtained for the land registered in the name of the SPV. In the unlikely event of a legal dispute with the developer, Brand Realty, as lead investor, shall take care of all the expenses that may be required for the legal process. This is an additional cover for the co-investors.





KAMAL MANCHANDA

Founder & Visionary Leader,
Brand Realty Investors Group

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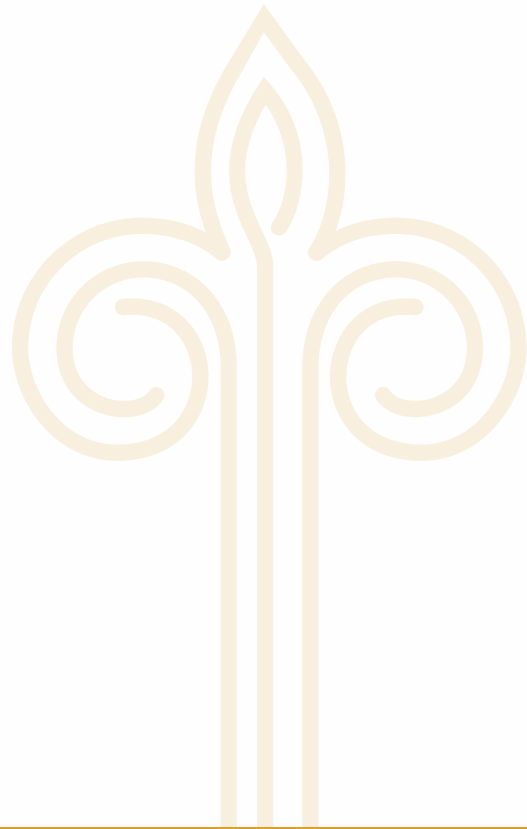
The Gurugram–Bilaspur corridor is a region I truly believe is on the brink of something extraordinary. As businesses and industries seek new spaces with better infrastructure and connectivity, this corridor is perfectly positioned to meet those needs. We’re seeing a shift where opportunities are no longer confined to major metropolitan cities but are expanding into regions like this, where smart planning and development are creating fertile ground for innovation and progress.

What excites me most about the Bilaspur–Manesar corridor is how it combines industrial growth with opportunities for people to build better lives. It’s not just about factories and offices but about creating communities with homes, schools, and facilities that make life easier and more fulfilling. I see this corridor as a blueprint for NCR’s future—where growth is inclusive, sustainable, and forward-looking. It’s a space that holds immense potential, and I’m confident it will play a significant role in shaping the economic and social landscape of Delhi NCR.

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“ RIGHT PLACE,
RIGHT PROPERTY,
RIGHT PRICE. ”



Disclaimer: Investments in Real Estate are subject to market risks. The company shall not be responsible for any loss / delay in realizing capital or profits due to any reason whatsoever. The members shall carry on their own due diligence and do investments at their own risks and costs. The company on its own or its associates or group members may have already invested in projects or may be acting as underwriters in projects which are offered to its members. Brand Realty is not a portfolio manager but a group of co-investors.

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