

Information Memorandum

Land for Sale/Joint Development in MG Road, Trivandrum



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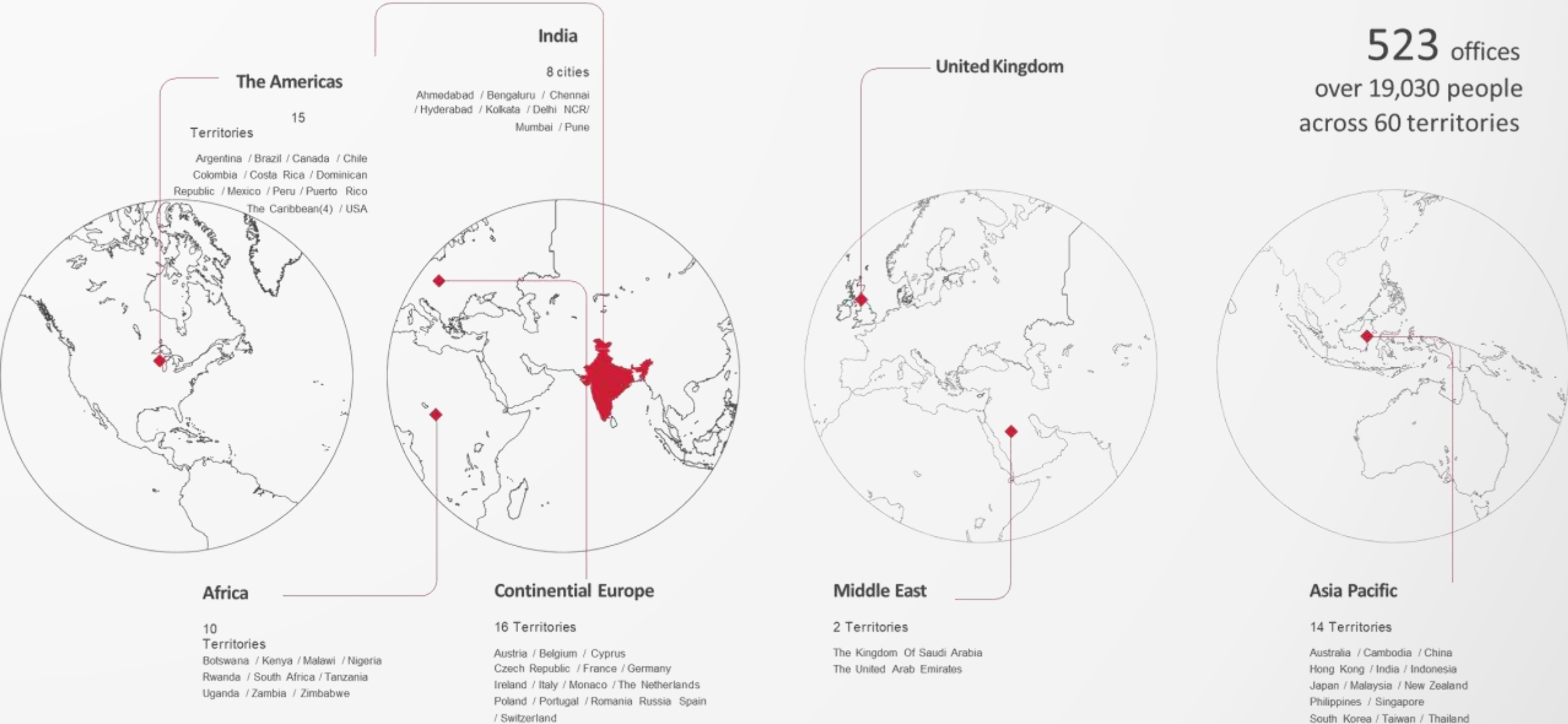
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Executive Summary

- Proposed land is in MG Road, Trivandrum, Kerala. It is a prime commercial spot.
- Minutes away from the major junctions East Fort, Thampanoor and Pattom, it is easily accessible and the location has high market influx.
- The property is very near to the Trivandrum Central Railway Station and Bus Depot.
- Trivandrum has an International airport and will soon have Vizhinjam International seaport which will cater to hustling business for the city.
- With direct frontage to the main road and 2B+G+4 floors sanction available, the spot is apt for business and customers alike.

About The Group

523 offices
over 19,030 people
across 60 territories



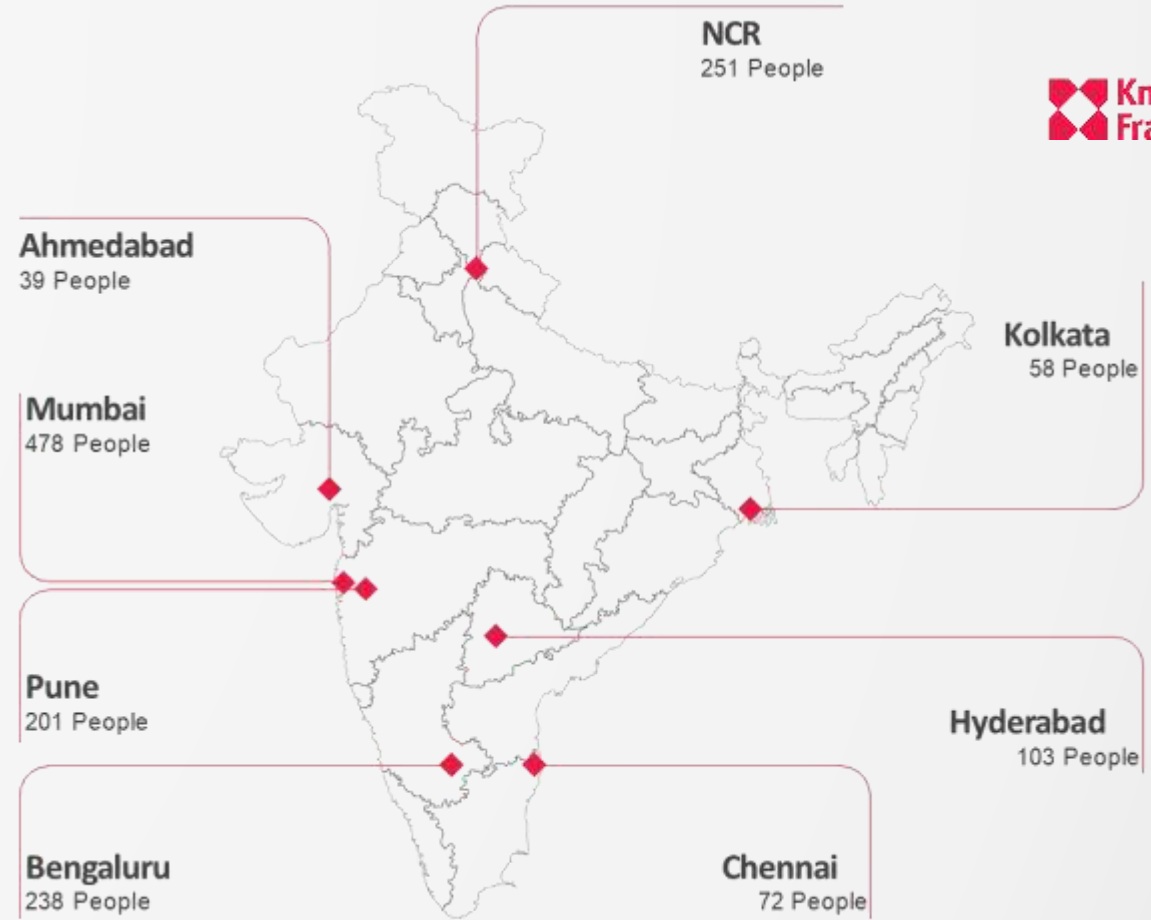
Knight Frank India

There's a human element in the world of property that is too easily overlooked.

At Knight Frank we build long-term relationships, which allows us to provide personalised, clear and considered advice on all areas of property in all key markets. We believe personal interaction is a crucial part of ensuring every client is matched to the property that suits their needs best – be it commercial or residential. Operating in locations where our clients need us to be, we provide a worldwide service that's locally expert and globally connected.

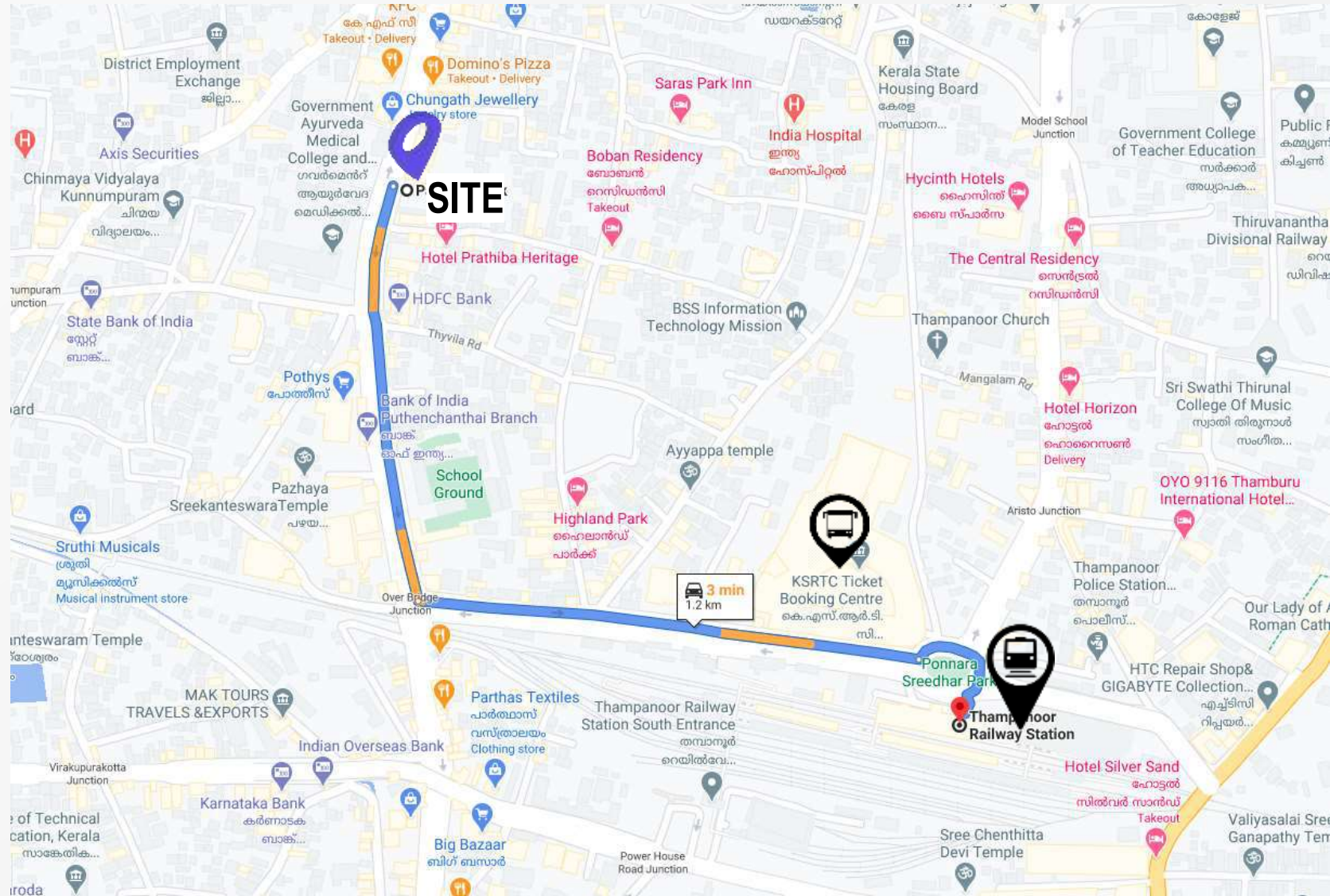
We believe that inspired teams naturally provide excellent and dedicated client service. Therefore, we have created a workplace where opinions are respected, where everyone is invited to contribute to the success of our business and where people are rewarded for excellence. The result is that our people are more motivated, ensuring your experience with us is the best that it can be.

Our in-house research team produces market-leading residential and commercial reports that are frequently featured in the worldwide press. Our market intelligence provides a thorough understanding of all aspects of the property sector, including key market drivers, global national and local trends. Armed with this additional knowledge, our agents help answer the questions that matter most to our clients.



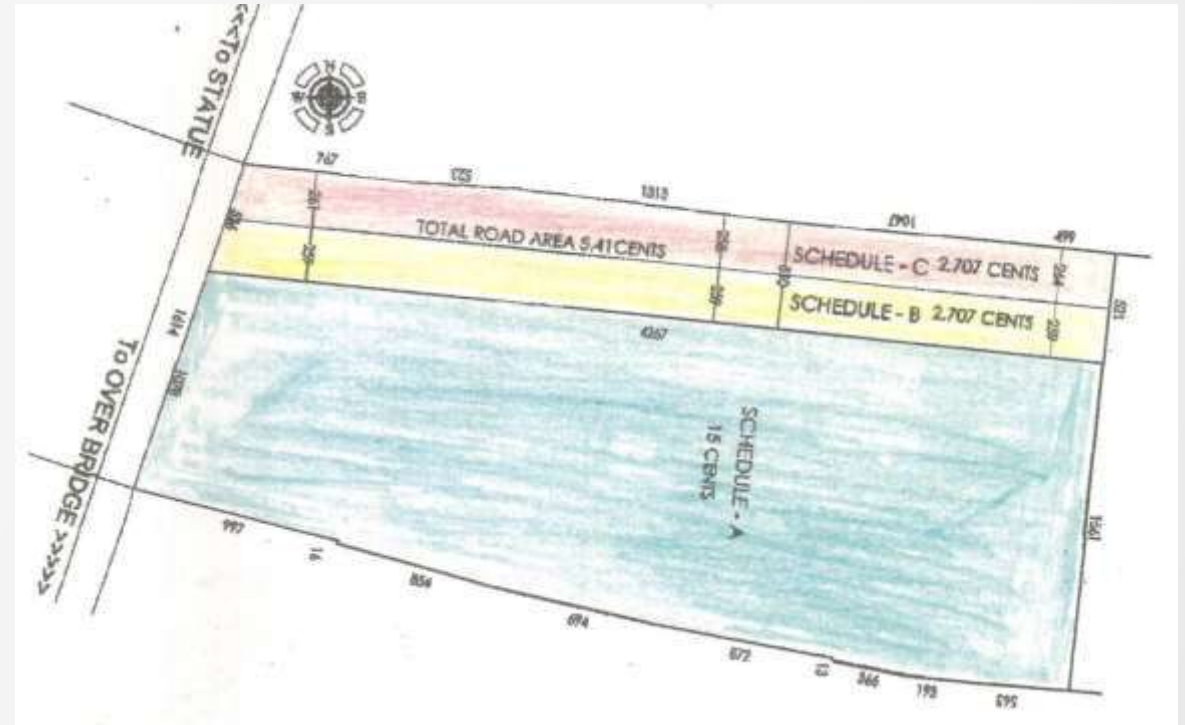
- One of the first IFM companies in India having ISO 9001, 14001 & OHSAS certification
- Management of 250+ million sq. ft. across 300 sites in 80+ locations
- 100+ professionals with more than 1000+ years of cumulative experience
- 850+ Facility & Property professionals; 15,000+ service partners staff
- Accredited professionals in the areas of Energy, Green Building, IMS, IFMA, RICS, CoreNet Global
- Dedicated training & development, transition, sustainability & EHS team
- Seamless end-to-end service delivery with global standards & account management approach
- Automation through enhanced technology solutions and technical advisory team.
- Excellent relationship and strong network with consultants, clients and service partners
- Experience in Industrial, commercial, retail, hospitality, infrastructure residential & government sectors

Location Overview



<https://goo.gl/maps/NUaHgVinWo55XnBf7>

Property Satellite View



Property Details

City	Trivandrum
Micro location	Ayurveda College, MG Road
Land Size (in Cents)	17.37
Land Size (in Sqft)	7,579
No of Floors (Sanction available)	2B+G+4
Access road width	Main road facing property 70 feet
Land frontage on road (in ft.)	45 feet
Key Distances	Trivandrum International Airport – 4.8 Km Vizhijam International Port – 15 Km Trivandrum Central Railway station – 1 Km Trivandrum Bus Depot – 1 Km

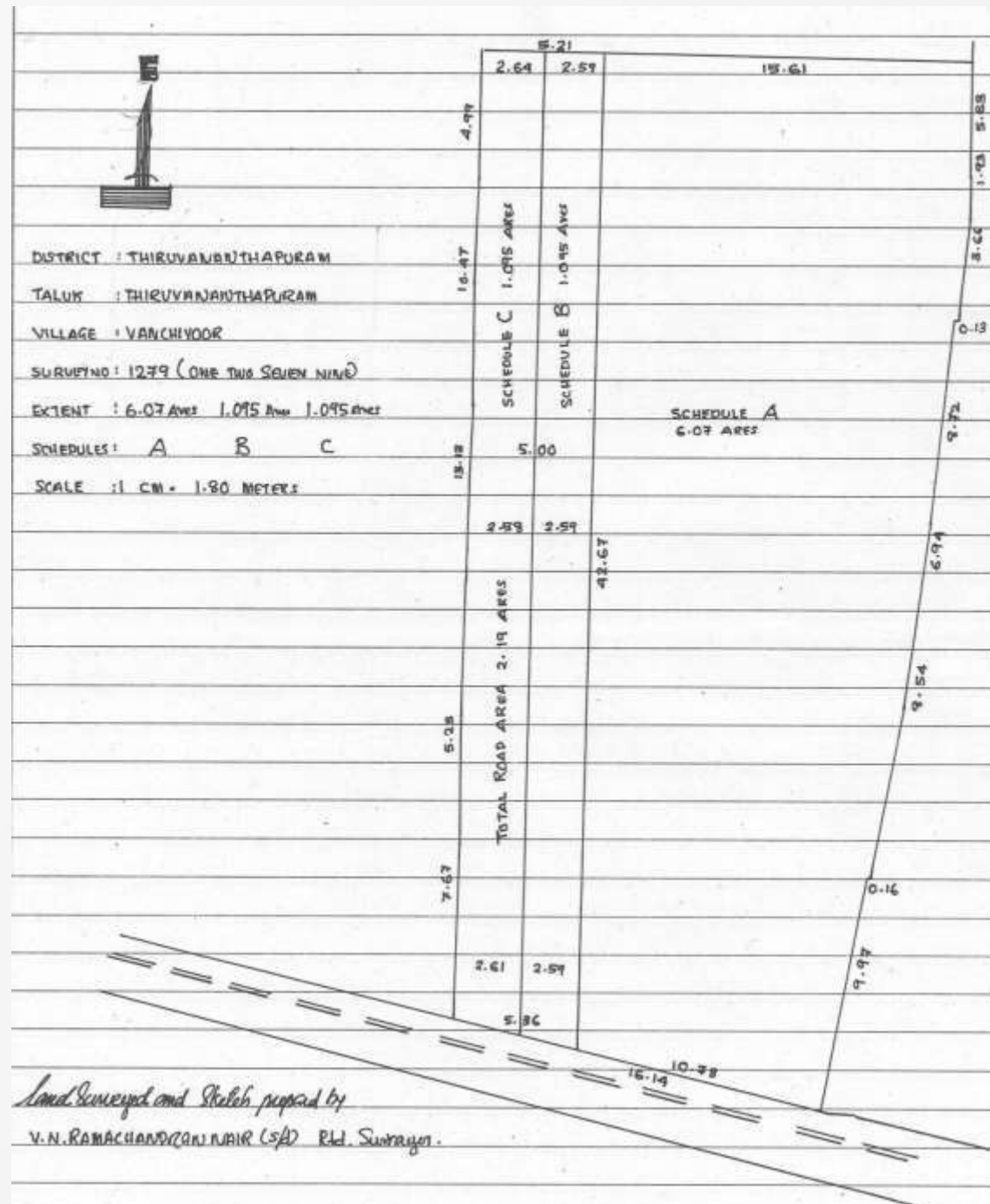
Occupier Mix



- 1 Manyavar
- 2 Chungath
- 3 Jayalakshmi
- 4 Bhima
- 5 Pothys
- 6 Kalyan Jewellers
- 7 Ramachandran Textiles
- 8 Parthas
- 9 Big Bazaar
- 10 Malabar Gold

Proposed Location

Site Layout Plan



Photos



Way Forward



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