Leasing Presentation of Royal Courtyard











Mall Snapshot





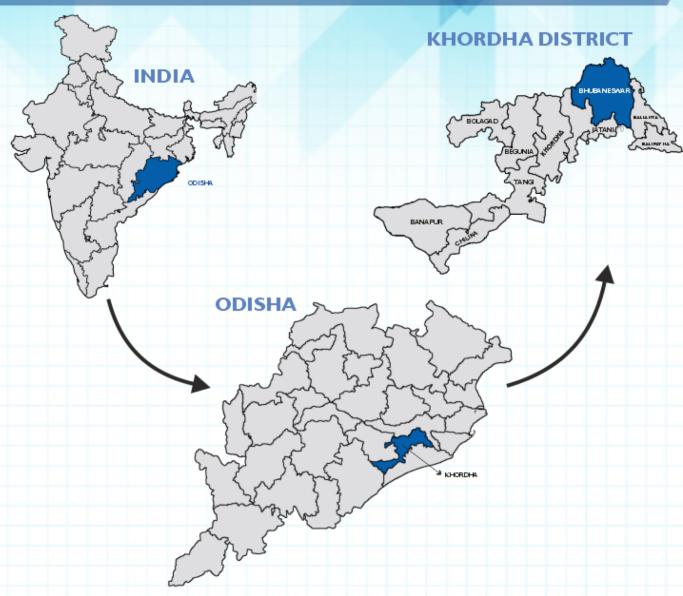




CITY SCAPE

Location of Bhubaneswar

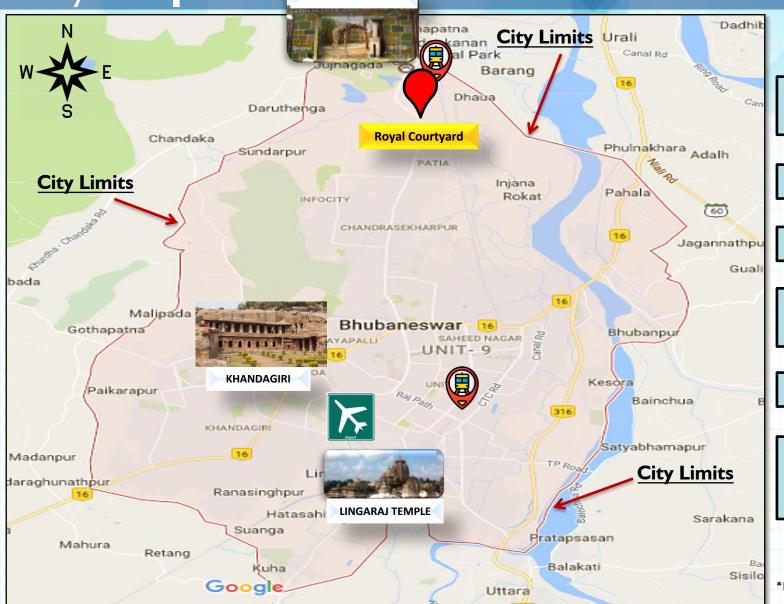




City Map

NANDANKANAN ZOO





Capital City of Odisha

City of Temples

City of Festivals

Population* 12,26,000

Area 422 km²

Population Density 2905/km²

*Estimated population for 2022

Demographics of the City



Particulars	Total
Population* (2022)	12,26,000
Literacy Rate	91.87 %
Sex Ratio	890
Children (0-6 years)	81,847

Facts & Figures	
Population Density*	2,905/km ²
Area	422 km ²
Average Household Size (2011 census)	4.4

The literacy rate of Bhubaneshwar is far better than the state literacy rate which stands at 72% and also betters the National literacy rate of 74%

Surprisingly the sex ratio of the city is not at part with state sex ratio of 979 & neither is it better than National average of 940

(Source : Census of India, 2011)

Bhubaneshwar- City of Opportunities



- ➤ Since, a lot of initiatives has been taken by the state and the central government Bhubaneswar City has witnessed a materialistic change and is titled as Best State Capital in Citizen Feedback
- The components of Bhubaneswar city's economy varies from horticulture, IT, tourism, agriculture, sericulture, minerals sector, agro-based and engineering industries.
- Many big companies which include Infosys, TCS, Deloitte, Mahindra Satyam, Genpact, Tata Power & Steel, Jindal Power & Steel, Aditya Birla Group, Reliance Energy, GMR, Vedanta, NTPC, NALCO, SAIL, Indian Oil Corporation Ltd., Bharat Petroleum Corporation Ltd, etc. have invested in the city.
- ➤ Rapid industrialisation and increase in growth of services sector activities has resulted into increasing disposable income, favourable demographics, changing lifestyles and growth of population.
- ➢ Because of the increase in corporate offices and industries people from nearby cities and state are migrating to Bhubaneswar and as such huge demand for Housing, Retail, Hospitality has been witnessed.

Catchment Images (Existing)





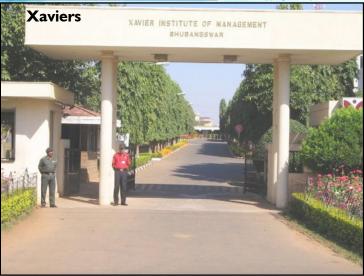




Catchment Images (Existing)









Catchment Images (Upcoming)

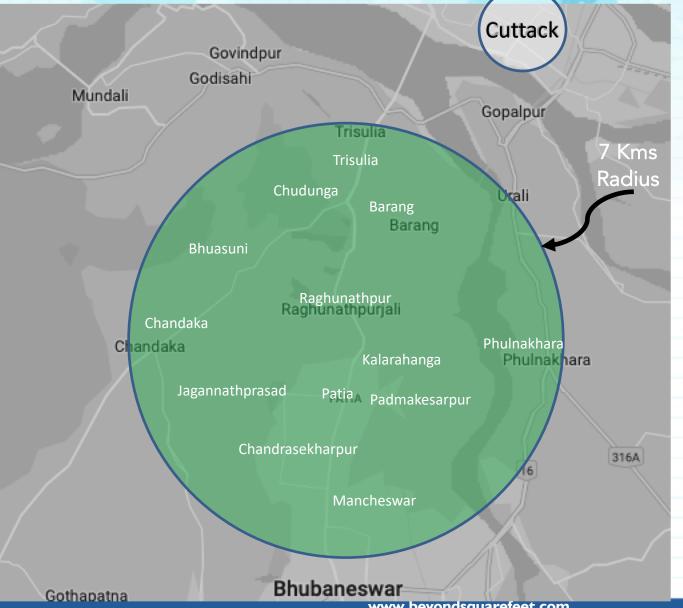






Primary Catchment (0-7 kms)





- Patia, Raghunathpur, Chandrasekharpur, Mancheswar, Padmakesarpur and Kalarahanga are the major residential Localities in the primary catchment.
- The Technology **Corridor** is in Patia
- **Cuttack is only 16** Kms from the mall site. There are a lot of visitors travelling to Bhubaneswar for shopping

Immediate Catchment - Patia



- Patia is one of the upcoming residential localities. Located away from the hustle-bustle of the city, Patia is witnessing rapid growth in the residential sector because of improved social infrastructure, and strong connectivity to business parks like **DLF Cyber City**.
- Patia is dominated by residential apartments, independent houses and plots. Some of the renowned residential projects nestled in Patia are Royal Lagoon, ZI Apartments, BBSR Sitanath Residency, Ethics Ambience, Mason Elite and Mason Height. Patia is surrounded by locations like Raghunathpur, Chandrasekharpur, Mancheswar, Padmakesarpur and Kalarahanga.
- ➤ KIIT International School, ODM International School, St. Xavier International School and Bhubaneswar International School are located within the vicinity. For any medical assistance, residents can find well-equipped hospitals like Bhubaneswar Hospital, Pradyumna Bal Memorial Hospital, Maxfort Hospital Bhubaneswar and Health Point Hospital within proximity.
- The area has strong potential for Retail Mall as the existing retail Mall is more than 12 kms away.
- The Technology Corridor, which is home to software companies like IBM, Capgemini and other companies is located at a short distance of 3Km via KIIT Road from Patia. The Chandaka Industrial Estate is 3Km via KIIT Road. Infocity is also 3Km from Patia

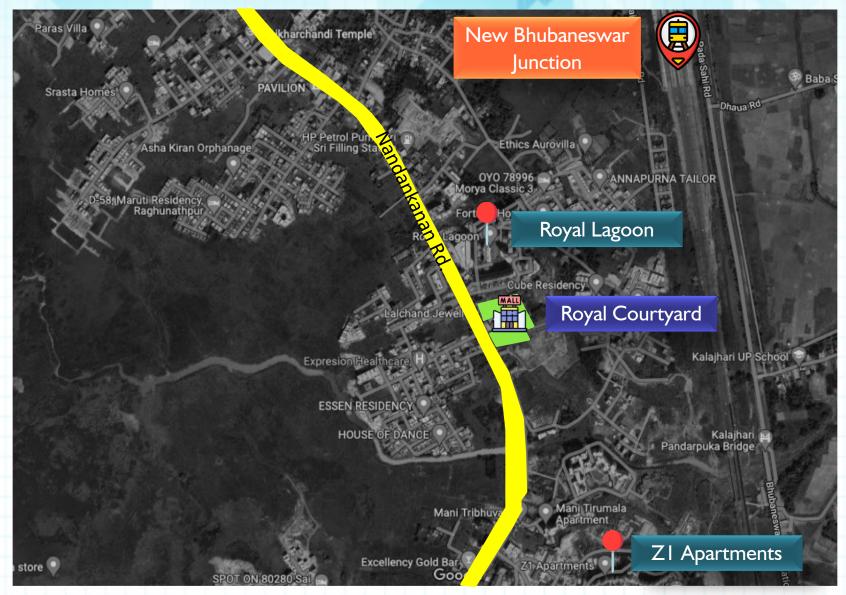




LOCATION OF MALL

Mall Location





Key Considerations



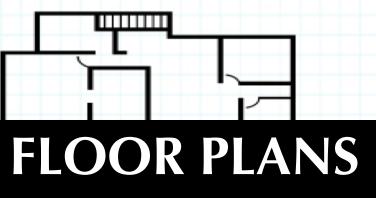
- > Prime Location No Shopping Mall in 12 kms
- Upcoming Residential Locality.
- ➤ Bhubaneswar New Junction nearby (Railway Station)
- Very Encouraging Trading Density Numbers
- > Knowledge Hub of Odisha
- Emerging as an **Technology Resource Hub** in India. The technology corridor is only 5 kms from the project
- Developed by Reputed Developer of Bhubaneswar

Mall Facts









Site Plan







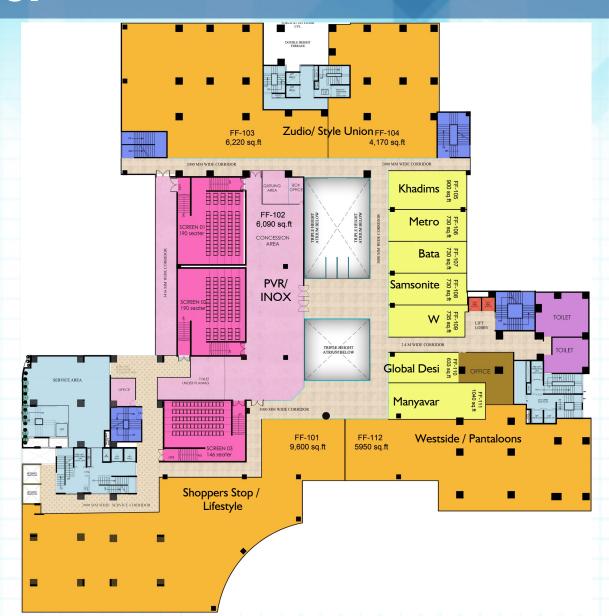
Ground Floor





First Floor





Second Floor







Concurrently Leasing













THANK YOU!