



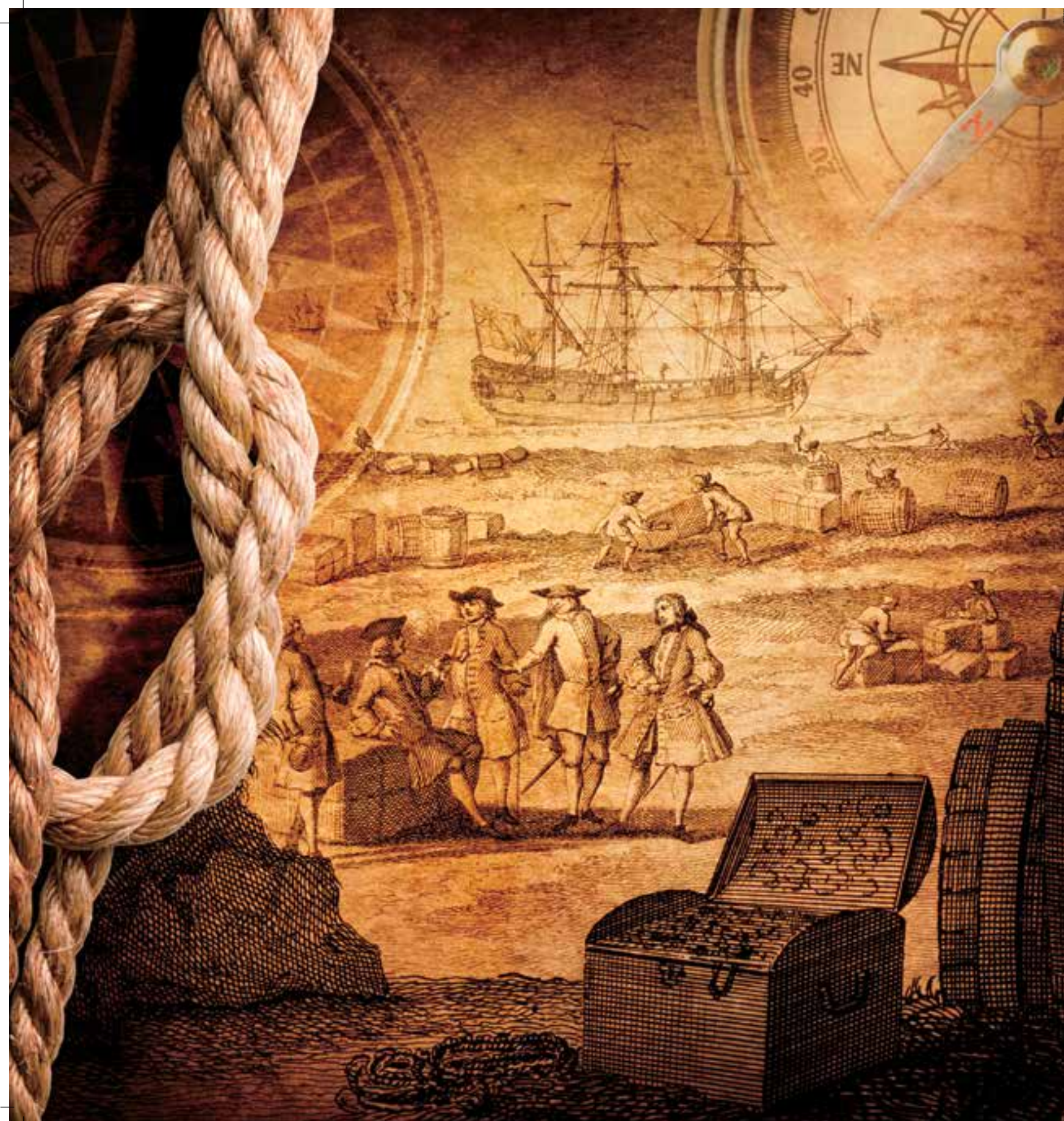
Golden Gate Properties Ltd.
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Homes to
Treasure



Bearing Ahead

Whether it is delivering acclaimed projects on schedule, teaming with globally acclaimed architects, importing and adapting efficient processes, or raising spectacular IGBC rated structures, Golden Gate has exhibited a commitment to delivering path breaking products.

Going forward, the company will remain committed to using modern processes and technologies to offer products that delight the customers and render great value for the monies invested.

Golden Gate will continue to cater to the higher middle-class housing segments in Bangalore and Hyderabad which form its core business.

The company will continue expanding its land bank within the primary and secondary residential areas across major southern Indian cities, to continue catering to the upper middle-class segments across southern India. The company is already actively evaluating various opportunities in Mysore, Chennai and Coimbatore.

Golden Gate will harness its expertise and grow its presence in other asset classes in Bangalore and Hyderabad, as well as target the cities witnessing a growth in the fields of IT & ITeS.

A Golden Journey

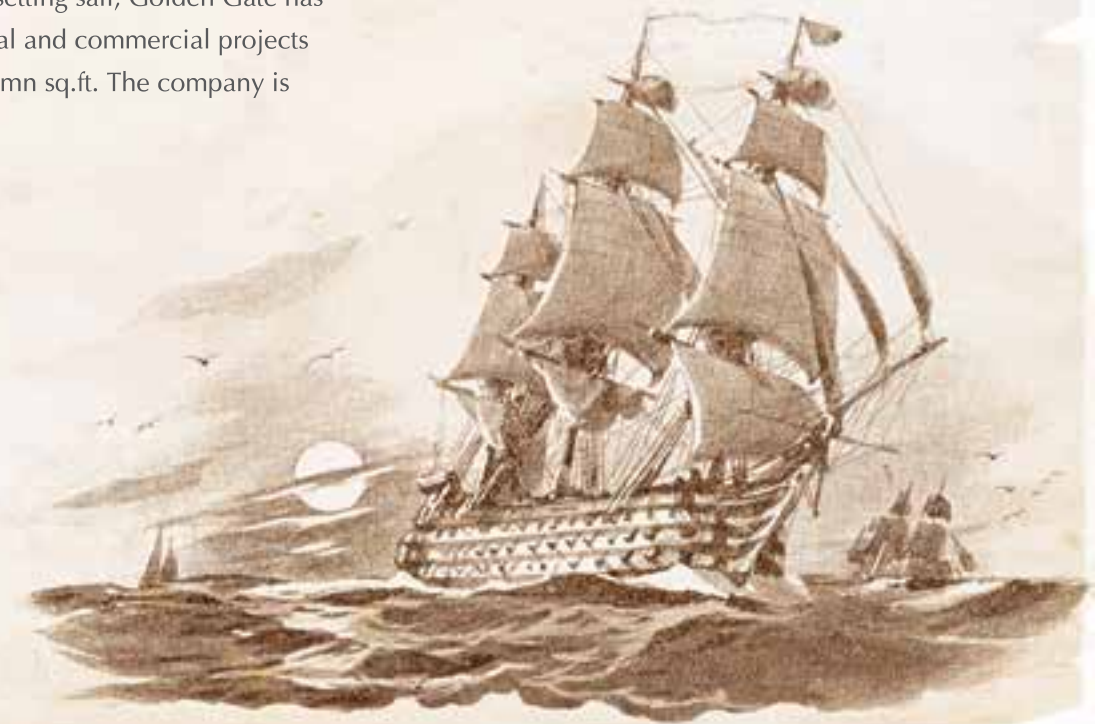
Holding course against the winds of change

Golden Gate Properties Limited is a public limited company based in Bangalore. The company embarked on its journey in 1997 and has since developed acclaimed projects across the residential and the commercial space, spanning the horizons of Bangalore and Hyderabad. These projects have earned Golden Gate a stellar reputation as a leading real estate developer of South India.

Golden Gate's expertise has been high-end residential projects catering to higher middle-class clientele. Since setting sail, Golden Gate has executed 16 residential and commercial projects covering an area of 5 mn sq.ft. The company is

developing 10 new projects - covering 5 mn sq.ft. across Bangalore and Hyderabad.

Golden Gate is a wholly integrated, end-to-end, real estate developer. This allows the company to set the highest standards throughout construction processes. To maintain a golden standard of quality in its projects, Golden Gate collaborates with acclaimed talent in architecture and landscaping.





Crafting the Jewels

Golden Gate is an end-to-end integrated construction company. This means that the company does not have to depend on a third party through any stage of the development process - from land acquisition to marketing a finished project. This allows us a tighter control on quality and a closer connect with our customer. The company has a strong team of dedicated professionals, in the fields of Engineering, Finance, Management and Marketing. The team thrives on its mission to "leave not a single customer dissatisfied". This drives the team to pursue a **Golden** future for one and all associated with the company.



Compass

Vision

The Golden Gate vision is to cater to all segments of society through various real estate products. Right from affordable homes to high-end homes to holiday homes, Golden Gate will have a product for every need of the customer and every type of customer.

Mission

Golden Gate will rely on its expert, in-house teams end-to-end, while collaborating with the best expertise in architecture and design while using efficient and effective practices. Golden Gate will use its team's expertise, to deliver residential and commercial projects that will leave no customer unsatisfied.

Methodology

Golden Gate has developed expertise in all aspects of the residential conceptualisation, development and sales cycles by adopting the following strategies.

Land Identification & Acquisition

Through an internal land acquisition department, as well as an extensive local broker network and a comprehensive acquisition strategy, Golden Gate acquires attractive sites at attractive basic costs. All sites are strategically located near emerging IT & ITeS submarkets or residential catchments with quality access to IT & ITeS locations. Golden Gate has acquired sites near upcoming infrastructure developments that generate early demand, such as Sarjapur, Devanahalli - the area around Bangalore International Airport and the Golden County project, located on the Outer Ring Road in Hyderabad.

Project Execution

To date, all Golden Gate projects have been executed using in-house construction capability, with a team numbering 400 and growing. Having an in-house construction team allows the company to develop projects not only at lower costs but also gives it the flexibility to mobilize labour and machinery across various project sites as required. Golden Gate's in-house team is led by experienced and acclaimed professionals with decades of combined experience, in both the public and the private sectors.

Project Marketing

Golden Gate prides on its expert marketing department of centralized and on-site staff. Besides using third party agencies to market its projects, Golden Gate expects to expand its own internal marketing team. The team has used innovative marketing techniques such as signing up Bollywood celebrities as brand ambassadors for the Golden Grand project, generating significant visibility for the project and the Golden Gate brand. In response to an exciting, increasingly-competitive Bangalore market, Golden Gate also collaborates with leading marketing agencies.

Customer Care

Golden Gate has a stalwart customer-care team that's responsible to our customers from the sales through the delivery stages of a project. Golden Gate manages each project for one full year after delivery, before handing over maintenance to the respective condominium society. This helps ensure the quality maintenance of the premises and cements customer trust.

Standardization

Golden Gate replicates models across projects and across various cities. It standardizes market-tested quality processes across architects and consultants, products, technologies, marketing agencies and collaterals. Golden Gate is committed to pursuing excellence in construction quality, while keeping costs in check.

Technology

Golden Gate implements complete mechanization and technology-driven operations through modern technologies such as MIVAN shuttering technology and Precast construction. This improves quality, reduces construction time, reduces waste, and reduces the risk of short supply of labour or material.

- Projects designed in a manner to allow for quick execution and delivery thereby saving interest payments, allowing quicker collections while ensuring higher quality.
- Value engineering by control of specifications. Customers being given standardized but within a short span of sixteen years, Golden Gate has emerged as one of South India's leading developers. The company has executed several successful and acclaimed projects across Bangalore and Hyderabad.

The Goldsmiths

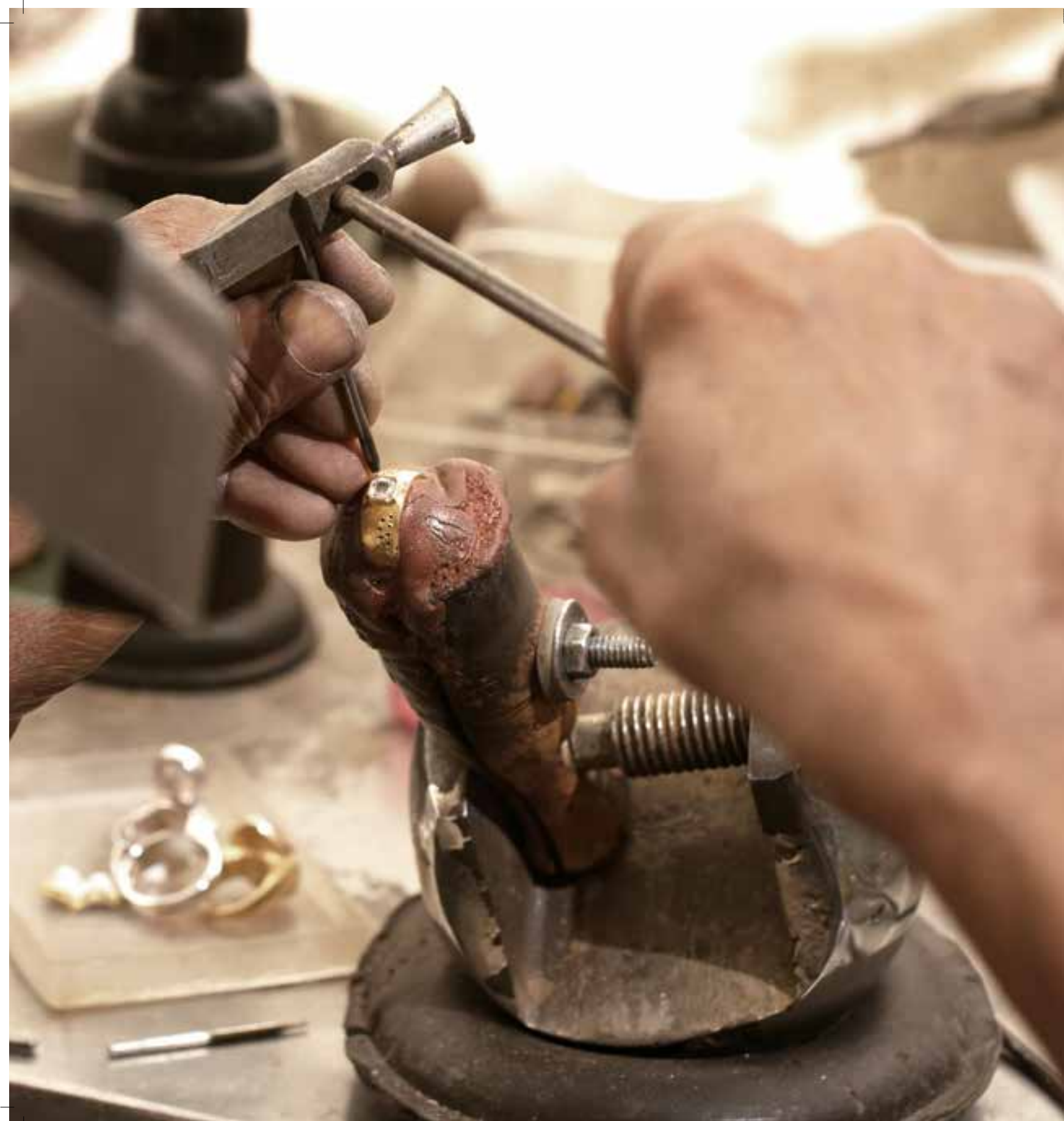
Fashioning a jewel



Pratap Kunda - M D. He is the founder of Golden Gate. Mr. Pratap hails from a successful and impressive business background and has been one of the leading real estate entrepreneurs in South India since the early 1990s. He set up Golden Gate Properties in 1995 and through his visionary leadership, Golden Gate has since grown into becoming one of the foremost real estate and property development companies in South India, with several successful projects in Bangalore and Hyderabad. Mr. Pratap holds a graduate degree in Electronics Engineering from Osmania University in Hyderabad.



Sanjay Raj - ED & CEO. He has been with the company since its inception and has been instrumental in establishing and expanding developmental activities of Golden Gate and its associated companies in Bangalore. A young visionary, Mr. Sanjay has successfully established Golden Gate as a leading real estate developer in South India by streamlining the company's operations and implementing a culture based on transparency and accountability. Mr. Sanjay is responsible for devising the company's land acquisitions strategy and liaising with regulatory authorities. He holds a postgraduate degree in Management.



Milestones

1997 The first residential apartment project by Golden Gate- Golden Park, launched in Bangalore.

2004 With multiple projects already in its portfolio, Golden Gate expands operations to Hyderabad, with a luxury project, Golden Habitat, in the hotbed of the city's IT activity.

2005 Golden Blossom, the first large-scale group-housing project by Golden Gate, launched.

2007 A premium luxury project, Golden Grand, designed by globally acclaimed architects, launched and soon becomes the company's flagship project.

2008 Golden Gate received FDI support from Deutsche Bank.

2011 Prisha Properties commenced operations with a mission to develop homes offering responsible luxuries.

2012 Golden Gate launched the first project in the Starter Home marketplace, under its **Commune** brand.

2013 Opportune Developers forays into executing commercial properties across strategic locations.



Our fleet

Commune

Commune Properties India Private Limited is a group concern of Golden Gate Properties.

Commune is the first lifestyle project of its kind in India, addressing a need for what is called 'starter homes'. The Commune offers affordable housing - democratizing the architecture and design of higher-end homes, with a roster of amenities that are fluent in the Easy lifestyle. Commune focuses on responsible socialising, healthy living and minimising our impact on our planet and our neighborhood. Targeting the young professionals looking for their first home investment, prices start at an affordable 20 Lakh rupees.

Prisha Properties

Prisha Properties is created to focus on High end luxury homes in prime locations.

The Apartments are in the price range of Rs 1 crore to 5 crores. Prisha intends to develop projects in and around central business district areas and prime suburbs.

Taking charge of the growing global concern, Prisha designs and develops homes that use eco-friendly construction materials and techniques. Prisha focuses on small, exclusive, boutique homes, that speak a lifestyle of panache and class. Prisha delivers tremendous value for a customer's investment which, besides offering a great living option, also consistently proves their mettle as sound investments.

New Age Real Properties LLP

New Age Real Properties is created to focus on high- end luxury villas, in the price range of Rs 1 crore to 5 crores.

New Age remains committed to our planet and is proud that its launch project in Hyderabad, Golden County, is targeted for an IGBC Gold rating. Golden County delivers plush villas, right next to Hyderabad's booming IT industry.

GOLDEN RESIDENCY



A rich blend of sports, recreation and fitness facilities besides lots of togetherness for family, is guaranteed @ Golden Residency- located on the bustling Sarjapur Ring Road and home to 72 luxury residences.

GOLDEN NEST



Golden Nest is an exclusive development of 30 flats at Adugodi, off National Highway 4, a.k.a Hosur road, just 1 km from Koramangala and 2 km from Brigade Road, and enviably close to conveniences galore.

GOLDEN HARMONY



Harmony is a quaint walled residential layout near Attibele, on Hosur Road, just off the six-lane highway. Harmony is a blessed retreat for those who want to live close to nature. With the added convenience of being close to the city, Harmony - a BMRDA approved layout, has 225 residential plots.

GOLDEN PARK



Golden Park is a breath of fresh air, 12 km from Vidhana Soudha, and a mere 4 km from Koramangala, on the Hosur Highway. The Golden Park is at the edge of the Madiwala Lake, and brings you accessibility to pristine, pollution-free, exciting nature, while still promising connectivity to the happening parts of town.

GOLDEN WOODS



Golden Woods is a housing enclave of 50 stand-alone two-storey homes.. These gorgeously designed and Vastu compliant houses are residents' delight with their cozy warmth

and a world of conveniences at arm's length.

GOLDEN STAR



Located just 5 minutes from the ITPL - South India's largest IT park, Golden Star stands over three extensively landscaped and water-worked acres. The

148 flats don't share any walls, and offer the privacy of independent houses, while blending seamlessly into the building and the surrounding skyline.

GOLDEN HOUSE



Golden House occupies a pride of place on the corner of the 80 Feet Koramangala Main Road, diagonally opposite to the famous Koramangala Indoor Stadium and plays host to the offices of Golden Gate.

GOLDEN HABITAT



Golden Habitat is located on prime serene location near Hyderabad's tech-hub in Madhapur, away from the hustle, bustle of town. Habitat has spacious, elegant

apartments (2, 3, 4 BHK) with several lifestyle amenities.

GOLDEN MILLENIUM



The Golden Millennium is a 37000 sq.ft. commercial complex, with luxurious specifications. It is located in the high demand commercial locality of Millers Road.

Opportune Property Developers

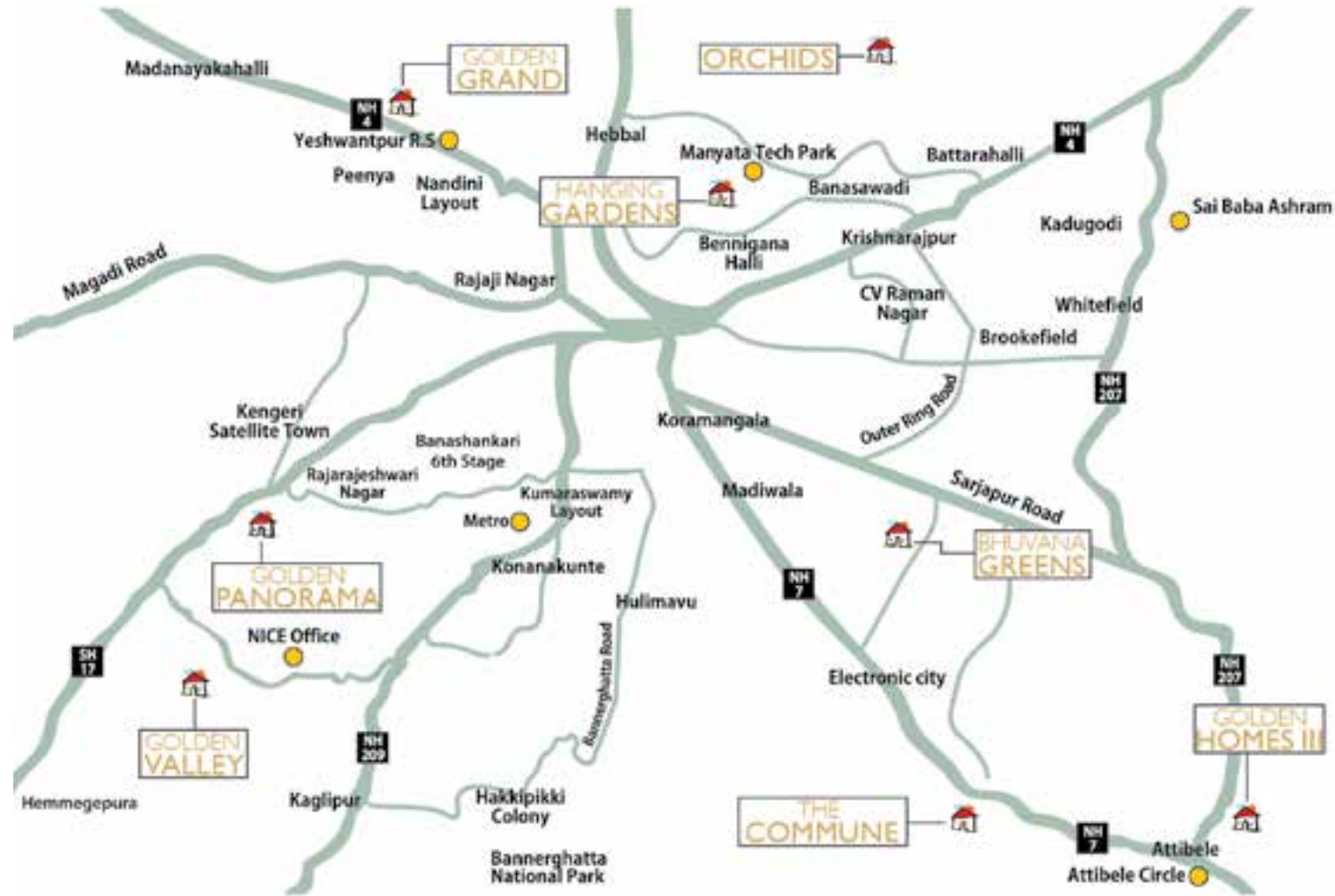
Opportune Property Developers India Pvt Ltd is created to focus on commercial real estate. Opportune is launching its first mall and multiplex project in Bangalore in a 4 acre prime land near Yeshwanthpur Metro Station followed by a slew of projects in Bangalore and Hyderabad.

It intends to delve into the group's own land bank portfolio, while working with acquisition team to source sites in new, strategic locations. It has already excerpted and sourced some high-valued properties in looming commercial areas across Southern India. Opportune is already at work executing some of these commercial projects.

Bhagya Laxmi Properties

Bhagya Laxmi Properties is created to focus on development of Residential plotted developments, townships, etc., in all major cities across South India. It plans to launch projects with a 10 year Maintenance and Management Warranty-a first of its kind, unique offer in India. All the projects will have top of the line infrastructure and will be well planned communities.

RESIDENTIAL PROJECTS: UNDER DEVELOPMENT IN BANGALORE



Completed Projects

Setting the standard

GOLDEN PALMS

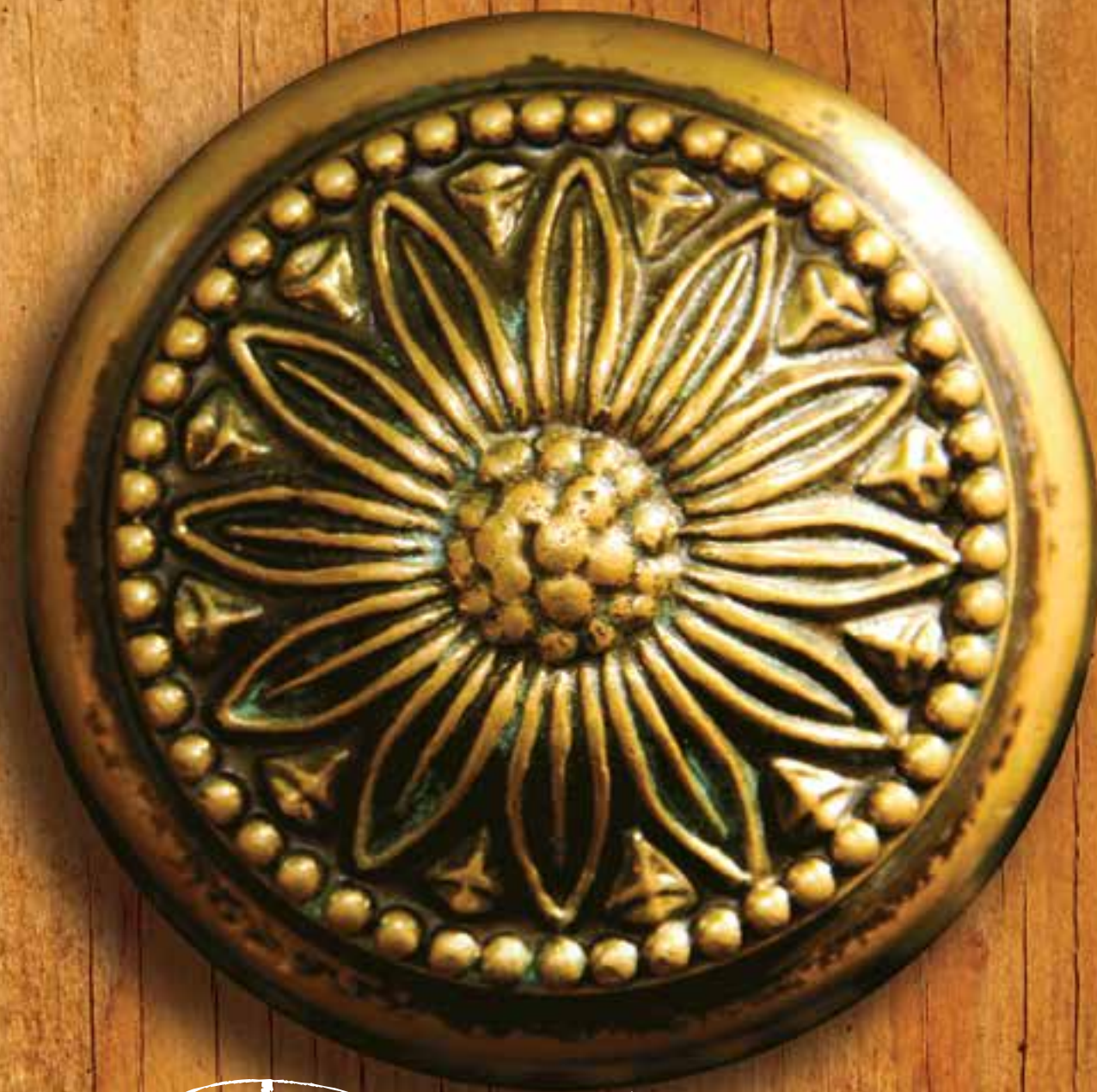


Away from the cement confines of the city, Golden Palms offers elegant, luxurious apartments on Hennur Banaswadi Road (New International Airport Road). Located in the heart of the BDA Arkavathy Layout, these luxurious apartments promise unhindered ventilation and spectacular green vistas. The elegant contemporary apartments are Vaastu compliant.

GOLDEN BLOSSOM



Across from Sri Satya Sai Baba's abode and just 2.5 km away from South India's biggest IT park - the ITPL, Golden Blossom is a synthesis of contemporary design, traditional verdant landscaping and understated elegance.



Projects
The Gold Standard



Ongoing Projects Raising the standard

GOLDEN GRAND

Yeshwantpur, Near Metro Station (Bangalore West)

Featuring 23 floors of ultra-luxurious apartments, surrounded by soothing Balinese landscaping, the Golden Grand was designed by award-winning, trail-blazing US architects, HOK.

Between a helipad and a sky dome, it offers a wide range of futuristic premium amenities. Situated inside the Golden Square Mile, close to the metro rail station, the Golden Grand is the jewel in the crown in our portfolio.

GOLDEN COUNTY

Velemela, Near Tellapur (Hyderabad)

Golden County, a high-end gated community located right off the Outer Ring Road, offers exciting, luxurious 3 & 4 BHK villas, spanning from 266 to 450 square yards. The complex offers stunning modern architecture and premium amenities.

- Minutes from Gachibowli IT/ financial districts
- Abutting the world-class 8-lane express way (ORR)
- Contemporary elevations
- Highly efficient floor plans
- Designer landscaping with avenue plantation
- Fully loaded clubhouse
- Multiple indoor & outdoor sports facilities
- IGBC Gold pre-certified



GOLDEN VALLEY

Opposite Banashankari 6th Stage (Bangalore South)

With a commitment to Bangalore's position as a thriving city of new opportunities, Golden Valley features residential plots set amidst beautiful landscaping, in a neighbourhood widely predicted to be the city's next chosen destination.

- 22 acres of serene green surrounds, off the NICE Road
- Phase 1 spread over 10 acres
- BDA approved
- Amidst natural vegetation and lakes
- Close to leading schools, colleges, hospitals
- Great scope for appreciation of your investment
- Clubhouse with Swimming pool

- 13 acres
- 790 flats & duplexes (2 & 3 BHK), from 1400 to 1855 sq.ft.
- Near Orion Mall
- American-style luxury
- Balinese-style landscaping

- Acclaimed HOK architecture
- 360 degree ventilation
- Vaastu-based blueprint
- 45,000 sq.ft. clubhouse
- Golden Mall coming soon



HANGING GARDENS

Near Hebbal (Bangalore North)

This residential project is IGBC Platinum pre-certified.

The 3 & 4 BHK apartments span from 1860 to 4355 sq.ft with Italian marble flooring in living and dining areas. They are open on 3 sides, with zero shared walls, delivering the privacy expected from a luxurious villa.

- Opposite Manyata Business Park
- Private sun deck in each apartment
- Thermal insulated cladding
- Fully air-conditioned homes with VRV system
- Modular kitchen
- Home automation system
- Fully air-conditioned gym & clubhouse, with world-class amenities

GOLDEN PANORAMA

Off Kanakapura Road (Bangalore South)

Located just off Kanakapura Road, mere minutes from the BMIC-NICE Corridor Golden Panorama offers 335 luxurious 2 & 3 BHK apartments and penthouses. True to its name, residents of Panorama enjoy uninterrupted, panoramic views of the scenic and undulating terrain around.

- Stunning, modern elevation
- Smart, green living features
- 1210 to 1785 sq.ft.; Duplex: 2250 to 3360 sq.ft.
- Excellent connectivity via roadway & metro network
- 15 minutes from Electronic City
- Minutes away from leading schools, colleges & hospitals
- Near to bustling JP Nagar & Bannerghatta Road
- Fully-loaded clubhouse with lifestyle amenities
- Multiple indoor and outdoor games
- Themed landscaping



GOLDEN HOMES III

Sarjapur-Attibele Road (Bangalore South East)

Located 10 minutes from Electronic City, this premium gated community offers 151 luxurious 3 & 4 BHK villas, from 1795 to 4055 sq.ft.

The community is set amid spacious gardens, beautiful boulevards and lifestyle amenities.

- Choice of four types of spacious villa designs
- Swimming pool
- Fully equipped gym
- Solar water heating
- High end finishes
- Lavish landscaping
- Outdoor & indoor sports facilities and amenities
- Close to IT workplaces

ORCHIDS

Off Thannisandra Main Road (Bangalore North)

Close to the Manyata Business Park, Orchids is IGBC Gold pre-certified, and features 167 extra-spacious (1440 - 4385 sq.ft.) apartments & penthouses (2, 3 & 4 BHK), spread over 16 floors.

- Lavish landscaping
- Fully equipped gym & Health centre
- Swimming pool
- Indoor games room
- Kids arena with crèche
- Spacious clubhouse with lounge
- Smart and Green living features



BHUVANA GREENS

Off Sarjapur Road (Bangalore East)

Nestled among serene surroundings just off Sarjapur Road, this Indian Green Building Council Gold pre-certified complex offers world-class amenities and thoughtfully-designed homes.

- 220 units (2 & 3 BHK), ranging from 1210 to 2105 sq.ft.
- Spread across 3 acres
- Open on 3 sides
- Solar lighting
- Organic waste management
- Water cascades
- Indoor & outdoor games
- **Fully loaded Club House with Terrace garden and Multi-purpose hall**

THE COMMUNE

Near Electronic City (Bangalore South East)

The Commune is a revolutionary urban living space. The 384-flat complex stands over 5 lush acres. Commune is dedicated to residents' health, our planet and our neighbours. We have brought in urban designers, architects and *experience* designers to fuse the glams of urban living with the charms of rustic life.

- Inexpensively priced designer luxury
- 100% Vaastu compliant
- 10 minutes from Electronic City
- 1, 2 & 3 BHK (765 to 1590 sq.ft.)

- Close to Surya City (KHB) in green surrounds
- Contemporary deluxe design
- 17000 sq.ft. clubhouse fully loaded with modern amenities
- Gym, swimming pool & kids pool
- Departmental store
- Wi-Fi enabled campus
- Modern indoor & outdoor games
- Home theatre
- Multi-purpose hall with pantry
- Terrace party area