

# INVESTMENTS

Partnering for the Success of Entrepreneurship VOLUME 2 • ISSUE 3 • MAY - JUNE 2010



FROM THE CHAIRMAN

“Visions with good reasons sure do tell tales of good things in life....”

Success stories are those elements in our society that really makes up one’s concept more visionary. My journey through the creative construction period has encouraged me to outline anecdotes and similar tales of our continued efforts in bringing about comfortable changes in the construction history.

project location is appropriate. For eg. The reference established by buyer’s from our first project TCH Community Living- Sitapaila have provided a strong bond to give more impetus in furthering our construction business, since we had launched several projects. This way we had demonstrated our visions in protecting the investors’ investment by delivering products much appreciated by the mass and I feel so exuberant to quote Franklin Roosevelt’s words here, “REAL ESTATE cannot be lost or stolen, Nor can it be carried away. Purchased with common sense, paid for in full, And managed with reasonable care, it is about the SAFEST INVESTMENT IN THE WORLD”. Every word of his speaks volumes of credibility that is so important in this field, without credibility successful impressions are rarely found.

O.M. RAJBHANDARY  
Chairman,  
Brihat Investments Pvt. Ltd.

REAL ESTATE cannot be lost or stolen, Nor can it be carried away...

Let me share another experience of Pre-launching concept that has equally sturdy impression on us. When we announced TCH Tower IV- Sitapaila, altogether 67 units were in the offing with the company holding back 10 units, bookings complemented for 57 units out of 87 customers depositing checks for a million rupees each. Even then, 50% of the customers still couldn’t be given what they came for. This episode has taught me a very good lesson and impressed me in a good manner. A developer can attain success easily, if their credibility is strong enough and their importance laid on the

## MANAGEMENT QUOTES

“Management is efficiency in climbing the ladder of success; leadership determines whether the ladder is leaning against the right wall.”  
-Stephen R. Covey

“A good manager is a man who isn’t worried about his own career but rather the careers of those who work for him.”  
-H.S.M. Burns

“Management manages by making decisions and by seeing that those decisions are implemented.”  
-Harold S. Geneen

## INSIDE

Investment Made With Proper Vision Can Create Wonders.....**2**

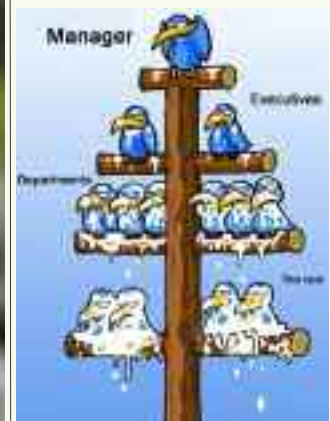
Highlights of 2nd REMA Course.....**3**

Properties for Sale.....**4**

Real Estate Management In MBA.....**8**

B

## CORPORATE HUMOR



Company Structure



*Brihat Investments Family*

*Wish You*

*A*

*New Year filled with*

*Health, Prosperity & Success !*

*Happy New Year*

*2067*



Real Estate Investment

## INVESTMENT Made With Proper Vision Can Create Wonders.....

**B**rihat Investments Pvt. Ltd is thankful to all the clients, customers and well-wishers for the success in Pre-booking process. On the first day of Pre- booking, Chaitra 22, 2066 , we maintained the same concept of Pre-Launching with lottery system for fair process. By mid-day, we received 45 registration & deposits for our 37 units on sale. We welcome all to be a part of a beautiful journey to a dream destination project- Brihat Community Living - Ramkot.

“

We maintained the same concept of Pre-Launching with lottery system.....

”



Brihat Community Living -Ramkot

B



Real Estate Partnering for Entrepreneurship

## What A Good Entrepreneur Means And Does...

**P**artnering for progress and successful entrepreneurship is talk of the town these days. An entrepreneur who has visions that are exemplary can portray business ideas that really do sell. Opportunities in business keep on coming but a shrewd entrepreneur is the one who sees and grabs it. Lapse in time and delayed decisions are not a welcome sign in this field.

However, some points to ponder:

- » Entrepreneurs are risk takers, willing to roll the dice with their money or reputation on the line in support of an idea or enterprise. They willingly assume responsibility for the success or failure of a venture and are answerable for all its facets.
- » To live a happy and fulfilled life, be generous with your wealth, time, and talent.
- » Giving can be much more rewarding than receiving.
- » We all leave legacies. Be intentional about making a positive difference with yours.
- » You can't predict the good that can come from helping or forgiving someone.
- » The important thing is not being afraid to take a chance. Remember, the greatest failure is to not try.

“

Giving can be much more rewarding than receiving.....

”



TCH Tower IV - Sitapaila, Interior

B



Real  
Estate  
Marketing  
Agent

# HIGHLIGHTS OF 2<sup>nd</sup> REMA COURSE ...



The Second REMA course was conducted successfully with flying colors from February 14 -19, 2010 in affiliation with Thai Real Estate Business School. The main purpose of the course was to produce knowledgeable, well trained and trustworthy Real Estate Marketing Agents. Out of sixteen participants, nine were women and seven men. The group is heterogeneous in terms of gender, age, geographical proximities, occupation and academic backgrounds.

Internationally and nationally recognized personalities having diverse experience and expertise in Real Estate Marketing field were speakers of the course. Dr. Sapon Pornchokchai, Director, Thai Real Estate Business School and Mr. Om Rajbhandary, Chairman, Brihat Investments were the key speakers. Likewise, Mr. Paul' Pornthep Sri Narula, CEO, Omni Tower Syncate was a guest speaker.

The first five days' course was conducted at the Summit Hotel, Sanepa, Lalitpur. On the Sixth day all the participants gathered at the BI office premises for a field trip to Brihat Community Living - Ramkot, TCH Community Living -

Sitapaila, TCH Tower IV- Sitapaila eventually followed by opinion sharing of participants, course evaluation and prescribing working patterns for the REMA in future.

The celebration of Certificate Distribution and exchanged of Certificate of Affiliation between Dr. Sapon Pornchokchai and Mr. Om Rajbhandary was held at the Hotel Himalaya, Kuponhole, followed by cocktails dinner. More than two hundred guests were present during the celebration.

The Second REMA course news bulletin was published in various newspapers like Abhiyan, Kantipur, Republica, Nepal Samacharpatra, Annapurna Post, The Himalayan Times and Karobar. Similarly Image Channel, Avenues TV, Sagarmatha TV and Nepal 2 had telecast the news. The overall experiences and opinion shared by the participants were also published in the Abhiyan on 22nd February 2010.

The overall training course was worthy, much effective and efficient in developing careers in the Real Estate field.



HOME BASED TIPS

## BEFORE AN EARTHQUAKE

1. Top-heavy furniture and objects, such as book cases and storage cabinets, should be fastened to the wall and the largest and heaviest objects placed on lower shelves.
2. Do not put heavy artwork, mirrors or shelves over beds.
3. Be sure both old and new buildings meet earthquake construction requirements.
4. Take clear photos of valuables as a record for insurance purposes.
5. Update home insurance policies to adequately cover building costs, possession replacement and injury deductibles.
6. Prepare an earthquake emergency kit with non-perishable food, bottled water, copies of important documents (birth certificates, insurance papers, etc.), flashlights, first aid materials, blankets, spare glasses and other essential items and store it where it will be easily accessible.
7. Keep cell phones charged and replace emergency kit supplies as necessary to keep them usable.
8. Set up a family meeting location in a safe area.
9. One or more family members should have a working knowledge of first-aid measures because medical facilities nearby are always overloaded during an emergency or disaster, or may, themselves, be damaged beyond use.



HIGHLIGHTS OF 2<sup>nd</sup> REMA COURSE

Brihat Community Living

RAMKOT

The Link

ECO URBANIZATION



TYPE A

“Eco-friendly home” is an achievement for the urbanization, to achieve one goal- to create a home which is ‘friendly’ to its inhabitants and sympathetic to the environment in which we live.

Our project incorporates a range of eco-friendly products and concepts. The main features are:

- » Solar electricity provision- for streetlights as well as individual homes
- » Rain water harvesting for water conservation
- » Proper garbage disposal system for water conservation
- » Proper garbage disposal system for waste reduction
- » Use of UV protection glasses
- » Use of concrete lightweight blocks in place of bricks- for reduction of carbon monoxide emission and conservation of day



TYPE B

Community Facilities

- » A temple at entrance
- » A guardhouse with round the clock security provided by professional security forces
- » Electronic security system
- » Recreational facilities like Swimming pool, gym hall, sauna and Jacuzi.
- » Well designed and properly maintained landscaping.
- » Open spaces comprising of flower beds, waterbody and sit-outs.



TYPE C

Salient Features

- » A balance between privacy and community activities.
- » The housing blends with the greenery and the marvelous landscapes of the surrounding areas through verandas, terraces etc.
- » Each plot is provided with parking space, lawn in the front yard and in the backyard as well.
- » Minimum 3 bedroom units with all master bedroom with attached bath and dressing area.
- » Solitude of the personal spaces has been maintained through careful planning and arrangements of the houses, keeping ones privacy and the building's aesthetics intact.
- » Each unit provided with family lounge, laundry area.

**Out of seventy units, thirty-seven units were on sale for the first phase, in which all were booked on the very first day of Pre- launching i.e. 10 Baishak 2067. The Pre- booking, One million deposit for the second phase has already started and we welcome all the interested customers.**

## TCH Tower IV SITAPAILA



**LOCATION:** 300 meters from Sitapaila Chowk  
**PROJECT STATUS:** Under Construction  
**HANDOVER DATE:** Ashwin End 2067

### Salient Features

- » A balance between privacy and community activities.
- » Environmentally sensitive designs laying more emphasis on quality living spaces with natural light and ventilation in the most optimized manner.
- » Open spaces on the ground floor comprising of flower beds and sit-outs.
- » Round the clock security system.
- » Treated water supply.
- » Individual parking space.
- » Elevators.
- » Gymnasium, Sauna & Jacuzzi rooms.
- » Swimming Pool.
- » Generator backups.
- » NEA lines and NTC points.
- » Fire Hydrants.

### INTERIOR VIEWS



**KITCHEN - DINNING AREA  
TYPE - B1**



**LIVING AREA  
TYPE - B5**

### TYPICAL FLOOR PLAN



#### Building Type -B

**TYPE:** 4-B1 (Fourth Floor)  
**BUILT UP AREA:** 1286.47 Sq.ft



**TYPE:** 7-B5 (Seventh Floor)  
**BUILT UP AREA:** 873.93 Sq.ft

## TCH Community Living

THAIBA



**LOCATION:** Thaiba  
**PROJECT STATUS:** Completed - Ready to move in.

### Salient Features

- » Stand alone house with Community Living Facility
- » A balance between privacy and community activities.
- » Environmentally sensitive designs laying more emphasis on quality living spaces with natural light and ventilation in the most optimized manner.
- » Community open spaces comprising of flower beds and sit-outs.
- » Round the clock security system.
- » Treated water supply.
- » Individual parking spaces.
- » Swimming Pool.
- » Generator backups for community spaces.
- » NEA lines and NTC points.
- » Fire Hydrants.
- » A temple.

### TYPICAL FLOOR PLAN



Ground Floor Plan - Type - E



Second Floor Plan - Type - E

### Building Type -E

**TYPE:** 17E  
**LAND:** 0-2-2-0.02  
**BUILT UP AREA:** 1378.81 Sq.ft

**TYPE:** 19E  
**LAND:** 0-2-2-0.32  
**BUILT UP AREA:** 1378.81 Sq.ft

**TYPE:** 28 E  
**LAND:** 0-2-2-1.44  
**BUILT UP AREA:** 1357.85 Sq.ft



First Floor Plan - Type - E

### INTERIOR VIEW



TCH Tower III

PANIPOKHARI



**LOCATION:** Panipokhari  
 Adjacent to Japanese Embassy  
**PROJECT STATUS:** Completed - Ready to move in.



Salient Features

- » A balance between privacy and community activities.
- » Environmentally sensitive designs laying more emphasis on quality living spaces with natural light and ventilation in the most optimized manner.
- » Open spaces on the ground floor comprising of flower beds and sit-outs.
- » Round the clock security system.
- » Treated water supply.
- » Individual parking space.
- » Elevators.
- » Gymnasium, Sauna & Jacuzzi rooms.
- » Swimming Pool.
- » Generator backups.
- » NEA lines and NTC points.
- » Fire Hydrants.

TYPICAL FLOOR PLAN

**Building Type -A**

**TYPE:** 1-A1 (First Floor)

**BUILT UP AREA:** 1119.15 Sq.ft



INTERIOR VIEW

LIVING - DINNING AREA

Contact us for more property

## 3<sup>rd</sup> REMA Course Announcement

BI announces the date for upcoming Third REMA Course from **September 19 to 24, 2010 (3rd-8th Ashwin 2067)** after successfully accomplishing First and Second REMA Courses.

Early bird registration for Third REMA Course has started.

The deadline of early bird registration is **June 14 2010, (31st Jestha 2067)**. Course fee for early bird registration is Rs. 20, 000/- (twenty thousand) + 13% VAT.

General/ Normal Registration will be open from **June 15 to 16 August 2010 (1st Ashad - 31st Sharwan 2067)**.

Course fee for general registration is Rs. 22, 000/- (twenty two thousand) + 13% VAT.



RK Complex, Third Floor, Sitapaila  
PO Box. 25441, Kathmandu, Nepal  
Phone: +977 1 4282 086  
Fax. +977 1 4288820  
info@brihatinvestments.com

[www.brihatinvestments.com](http://www.brihatinvestments.com)

*We would be more than happy to send you our newsletter regularly and also anticipate your feedbacks to help us make our publication better. Kindly contact us to get our BI newsletter on a regular basis, if you so desire.*

# Corporate Social Responsibility



The Nepal Ambulance Service (NAS) is a non-profit initiative dedicated to the establishment of an emergency medical response system (EMS) in the greater Kathmandu and Patan municipalities, later to be expanded nationwide. This system will provide rapid ambulance transport to hospitals along with life-saving medical care by trained emergency medical technicians (EMTs) for sick and injured people regardless of ability to pay.

**BI is proud to sponsor the First Ambulance** which will provide service to protect lives of victims traumatized by accidents and those needing immediate medical attention. BI has also been providing assistance to NAS by offering office space to hold meetings and conduct administrative chores at its premises. Anything that is good for the society needs a lot of careful attention.

## Real Estate Management In MBA

Brihat Investments has signed the Adjunct Faculty Contract with Ace Institute of Management to execute Real Estate Management Course for the graduate level management students of MBA Program in spring semester 2010.

This is a first time in history to introduce Real Estate Management Course in Ace Institute. The course is of 2 credits which will be completed in twelve classes each of which is of three hours. The class is executing from 21st April to 7th July 2010 in the premises of Ace Institute. However the course is elective and thirty students have joined.

The overall course is designed by the team of Brihat Investments and agreed by the management team of Ace Institute. The course is basically designed based on practical knowledge rather than the theoretical knowledge. The course allows students to gain knowledge and also offers students the flexibility to customize their needs and meet their career interest and goal on Real Estate Management. Mr. Om Rajbhandary is the key instructor for this course and is supported by the BI team.

