

INVESTMENTS

Partnering for the Success of Entrepreneurship VOLUME 1 • ISSUE 5 • SEP - OCT 2009



FROM THE CHAIRMAN

Blissful Moments....

After having sold our community living project at Ichangu in a very successful manner; we all cherished passionately those moments that were too special for all of us. The success we achieved was due to team spirit. No sooner had we begun other projects in Kathmandu, The Comfort Housing (TCH) had an intuition growing within us that we should do something for the national development to support Housing Industry and its products. So why not do it now, strike while the iron is still hot.

preliminary rounds, we began our construction works at full swing. Dharan was next to inimitable in its beauty and grandeur. The citizens were enthusiastic about our projects which acted as a great driving force for our work.

TCH envisioned a dream which was realized with great success in a short span of time. TCH is always on the look out for means to improve the way we live and our Dharan Project was one example of it.

OM RAJBHANDARY
Chairman,
Brihat Investments Pvt. Ltd.

Based on the survey results that community living did receive much acclaim in Dharan. We visited the beautiful city of Dharan to explore the market possibility for us. After completing all the



when you plan to buy a property

Why to hire Real Estate Marketing Agent



- 1.They are well trained and experienced.
- 2.Have adequate knowledge of neighborhood.
- 3.Give proper guidance in pricing.
- 4.Are well versed in market conditions and possess information on necessary networks.
- 5.Have decisive negotiating skills.
- 6.Take charge of all paper works.
- 7.Treats all business deal as confidential.

INSIDE

- Security for your Investment.....**2**
- Properties for sale..... **3**
- Nepal Ambulance Service (NAS).....**4**



Real Estate Investment

Security for your Investments

Real Estate is a pretty tough business and many factors that control investments can be overcome if you have proper knowledge about it.

Investors need to acquire the services of knowledgeable Real Estate Agent to secure their share of investment. Certain elements can deter an investor's plans bringing undesired effects. Investment made in haste can be termed as a waste if proper attention is not paid to the below mentioned factors:

- » Inflation
- » Improved Infrastructure
- » Government Control and regulation changes
- » Neighborhood sizzle
- » Economic conversation

- » Capital Improvements
- » Supply and demand

The above factors always affect the value of property. Everyone may not have in-depth knowledge of such matters while this kind of knowledge is necessary to narrow the gap in the quest to pick the right property at the right time.

Thus relevant advices are only prescribed by well versed Real Estate Marketing Agent (REMA) as they have good knowledge of the prevailing circumstances and market trend to help secure your investments, which is our prime concern.



TCH Community Living - Dharan



TCH Community Living -Dharan Interior

“

... factor that control investments can be overcome if you have proper knowledge about it.

”

B



Real Estate Partnering for Entrepreneurship

Tips for Entrepreneurship

Business has its own advantages and disadvantages that relate to the people who run it. Unless and until you can understand the future, profits won't be so easily visible. However, all the entrepreneurs will benefit if they follow the given insights and can gain what they want.

- » Ambition is the fuel that can drive life-changing events.
- » Identify what you're passionate about doing. Look to do more of it.
- » Don't quit your day job until you have got some success under your belt.
- » If nobody will pay you to do what you love, you have a hobby, not a career.
- » Too many people dream too small. Remember, you'll never achieve more than you think you can. So, don't be afraid to dream big.
- » When opportunity knocks, seize it.
- » Never let your expenses outstrip your revenue.
- » Don't be a banker for your customers. Timely collection of invoices is crucial.
- » Your customers are a company's lifeblood-they pay the bills.
- » Nurture your people. They make it all happen. Without them, you have no company
- » If you focus only on managing costs, your business will never grow.

“

If nobody will pay you to do what you love, you have a hobby, not a career.

”



TCH Community Living - Sitapaila Interior



TCH Community Living - Ichhangu Interior



Real Estate Marketing Agent

For the first time in Nepal, Real Estate Marketing Agent(REMA) has been established under the umbrella of Brihat Investments with the mission to provide the finest Real Estate Marketing services on the highest standard of ethics, values and customer care. Currently there are eleven members who are dedicated, competent and committed to provide Real Estate services to the customers through honesty and transparency in the pricing and total support in entire property dealing process. With endeavor of REMA members several properties are enlisted for sale.

Properties For Sale

TCH Tower III - Panipokhari



Location : Adjacent to Japanese Embassy
Project Status: Completed - Ready to move in.

TCH Community Living -Thaiba



Location : Thaiba
Stand alone house with community living facility
Project Status: Completion Stage
Handover Date : Poush End 2066

TCH Tower IV - Sitapaila



Location : 300 meters from Sitapaila Chowk
Project Status : Under Construction
Handover Date : Ashwin End 2067

Floor Plan - Type - G A3



Type : G-A3(Ground Floor)
Built Up Area : 1053.13 Sq.Ft
Selling Price Per Sq.Ft :Nrs. 10,445.05
Selling Price :Nrs.11,000,000.00

Typical Floor Plan - Type - A4



Type : 4-A4 (Fourth Floor)
Built Up Area : 1146.84 Sq.Ft
Selling Price Per Sq.Ft :Nrs.10,500.00
Selling Price :Nrs.12,041,820.00

Type : 5-A4(Fifth Floor)
Built Up Area : 1146.84 Sq.Ft
Selling Price Per Sq.Ft :Nrs.10,500.00
Selling Price :Nrs.12,041,820.00

Ground Floor Plan - Type - A



Type : 35- A
Land: 0-3-2-0.12(1200.4368 Sq.Ft)
Built Up Area : 1496.3 Sq.Ft
Selling Price Per Sq.Ft :Nrs.4,544.54
Selling Price in Land Area : 5,664.60
Selling Price :Nrs.6,800,000.00

First Floor Plan - Type - A



Typical Floor Plan Block - A



Type : 5-A3 (Fifth Floor)
Built Up Area : 1,267.56 Sq.Ft
Selling Price Per Sq.Ft :Nrs. 7,000.00
Selling Price :Nrs.8,872,920.00

Type : 3-A1(Third Floor)
Built Up Area : 1,272.34 Sq.Ft
Selling Price Per Sq.Ft :Nrs.6,900.00
Selling Price :Nrs. 8,779,146.00

Typical Floor Plan - Type - B1



Type : 3-B1(Third Floor)
Built Up Area : 1,316.16 Sq.Ft
Selling Price Per Sq.Ft :Nrs. 7,000.00
Selling Price :Nrs.9,213,120.00

Type : 5-B1(Fifth Floor)
Built Up Area : 1,322.19 Sq.Ft
Selling Price Per Sq.Ft :Nrs. 7,200.00
Selling Price :Nrs.9,519,768.00

What does BI Offer?

- BI solicits people who are interested in buying or selling property but don't know how.
- BI has a database of sellers as well as buyers with detailed information.
- Our well-trained Real Estate Marketing Agents will take care of your needs and help you to solve all foreseeable and unforeseeable problems.



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

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



Nepal Ambulance Service (NAS)

NAS is a new non-profit initiative in the Kathmandu Valley dedicated to providing rapid ambulance transport to hospitals along with on-board state of the art life-saving medical care for sick and injured people regardless of ability to pay. NAS will feature Emergency Medical Technicians (EMTs) trained by Stanford Medical School (USA) and assisted by a computer aided dispatch center with radio communication linking the center to ambulances and hospitals. A toll free 3 digit emergency phone number will provide easy access to all in need.

As one of NAS's directors, Mr. Om Rajbhandary, Chairman of Brihat Investments, has taken a lead role in building this public service into a viable health care resource for the entire community. Until this venture, Nepal has been without a professional ambulance service. With the advent of NAS, emergency medicine in Kathmandu will finally be available to everyone.

Office & Outdoor Funitures



Please visit our new showroom located in the ground floor of our office building in sitapaila which showcases many modern and sleek office and outdoor furniture.



R.K.Complex,
Sitapaila, Kathmandu
Tel: 977-1-4282397