



# INVEST IN THE BEST. INVEST IN ODISHA.

Where investments meet the right opportunities.

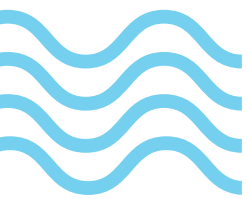


 **GRAND**  
RIVERWALK

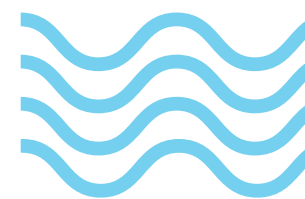
MALL FACADE 1







MALL INTERIORS



# INVESTING WITH US OPENS UP NEW VISTAS OF PROFITABILITY AND GROWTH.

## KEY BENEFITS OF INVESTING IN GRAND RIVERWALK MALL :



Assured fixed annual rental facility @10%



Pre-rented properties available for investment



An increment of 15% every 3 years in rentals



Additional revenue from Store Sales



Attractive bank loan options for interested investors



Construction linked investment plan that mitigates risks



One time investment, income for lifetime and beyond



Option of Lease Rental Discounting (LRD) available



National retailers franchise option for entrepreneurs



Guaranteed property appreciation



ODISHA'S FIRST EVER SHOPPER'S STOP AND PVR COMES TO GRAND RIVERWALK MALL

The location combined with Group G's ability to deliver consistently, translates effortlessly into visible growth in form of fixed returns and property appreciation. Investment in prime property like this also paves the way for your future generations to generate considerable recurring income.

So, come grab the biggest investment opportunity opening in Odisha, now.



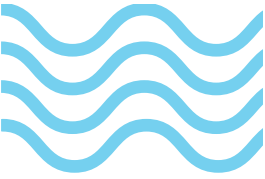
# UPPER GROUND FLOOR PLAN

## Upper Ground Floor



Shop No.	Shop Type	Built-up Area (Sq.m.)	Built-up Area (Sq.ft.)
G-01	Retail	26.88	289
G-02	Retail	118.5	1280
G-03	Retail	85.62	920
G-04	Retail	48.4	521
G-05	Retail	48.4	521
G-06	Retail	69.63	749
G-07	Retail	24.51	264
G-08	Anchor	792.76	8533
G-09	Retail	75.25	809
G-10	Retail	24.01	258
G-11	Retail	31.3	337
G-12	Retail	75.69	815
G-13	Retail	142.52	1534
<b>Total</b>		<b>2571.77</b>	<b>26919</b>
<b>Anchor Area</b>		<b>792.76</b>	<b>8533</b>
<b>Retail Area</b>		<b>779.01</b>	<b>8385</b>





# LOWER GROUND FLOOR PLAN

## Lower Ground Floor



# FIRST FLOOR



Shop No.	Shop Type	Built-up Area (Sq. Ft.)	Built-up Area (Sq. Ft.)
F-01	Anchor	885.31	899.8
F-02	Retail	34.3	152
F-03	Retail	17.8	186
F-04	Retail	31.27	313
F-05	Retail	75.8	818
F-06	Retail	179.24	232.5
F-07	Retail	38.29	301
F-08	Retail	24.29	20
F-09	Retail	118.8	128
F-10	Retail	30.81	313
F-11	Retail	48.21	513
F-12	Retail	48.4	513
F-13	Retail	89.63	281
F-14	Retail	24.51	262
Total		1562.35	1682.6
Anchor Area		885.31	899.8
Retail Area		774.99	813.7

# SECOND FLOOR



Shop No.	Shop Type	Built-up Area (Sq. Ft.)	Built-up Area (Sq. Ft.)
S-02	Food stall	32.05	367
S-03	Food stall	49.47	543
S-04	Food stall	28	313
S-05	Food stall	30.23	318
S-06	Food stall	46.88	506
S-07	Food stall	48.67	481
S-08	Food stall	31.48	361
S-09	Anchor	288.55	305.2
S-10	Food stall	30.29	343
S-11	Food stall	31.3	313
S-12	Food stall	75.88	823
S-13	Restaurant	143.3	1534
Total		1302.85	1402
Anchor Area		288.55	305.2
Retail Area		1014.3	1096.8

# THIRD FLOOR



Shop No.	Shop Type	Built-up Area (Sq. Ft.)	Built-up Area (Sq. Ft.)
T-01	Cinema	1381.48	1481.5

# FOURTH FLOOR



Shop No.	Shop Type	Built-up Area (Sq. Ft.)	Built-up Area (Sq. Ft.)
FD-01	Cinema	1856.8	2030
	Projection Room	298.21	321.6



MASTER PLANNING BY



Bentel Associates is an award winning architectural firm known for having designed many landmark developments. Founded in 1960 with the desire to create innovative and practical designs that ensure attractive public environments and achieve commercial success for our clients. Their commercial expertise, ingrained understanding of how design influences business, and diverse skill sets drives every aspect of their varied projects. BAI have a designing history of over 430 million sq ft of retail real estate and 350 million+ sq ft of hypermarket/supermarket space. With services that range from urban master planning, mixed use and infrastructural developments, interiors and graphic design, their multi-disciplinary approach addresses all sectors of the building industry. BAI has offices in Cape Town, Johannesburg in South Africa and Mumbai & Bengaluru in India.

## ABOUT US



The JRG Group (Gupta Cables), a renowned and trust-inspiring name in Odisha is primarily engaged in the manufacturing of conductors, cables and food processing (Flour, edible oil and rice). In the service sector, the JRG Group has interests in education, rural electrification and real estate. The JRG Group operates across the country with offices in Odisha, Delhi, Mumbai, Chennai, Hyderabad and Uttarakhand.

Group brands like GPIL, RISHTA and RITE are known for their honesty, integrity and above all an immaculate record of customer satisfaction. The Group is relatively new with only three years of experience in the real estate sector. With a huge land bank and several projects in the pipeline, JRG is on the verge of taking a big leap in the real estate space of the country with best-in-class project.



Group G is part of the RP Garg group of companies, who have over 60 lac square feet of residential and commercial space under construction across the India. Their other business interests are in veneer manufacture under the 'Everest' brand name. Everest is the largest selling commercial veneer in the country for the last three years. The Group also owns eight large tea estates with over 10,500 acres of land under plantation and 5,000 people under direct employment.

Group G has been named 'The Emerging Developer of the Year' by Ministry of Housing and Urban Poverty Alleviation (surveyed by KPMG).

[EXPLORE OTHER PROJECTS BY GROUP G ►](#)

## LAVANYA



Lavanya, a maiden venture of residential layout land and Mr. Ashish Garg's first ever, brainchild, has proven to be a shining beacon in the journey of Group G. Land being the most logical form of investment, with a guaranteed cash flow, people responded to Lavanya like it was a hot cake! Contrary to popular practice prevalent during those days (2014), Lavanya conducted 100% business through bank transactions in its very first phase! Lavanya went on to see 6 successful phases, all complete & delivered on time, creating a customer base of 1500 for Group G and the number is still growing.



## MANI TIRUMALA

Group G started its real estate journey in Odisha with the prestigious 625 residential condominiums under the name Mani Tirumala, which today stands as one of the largest residential projects of the state. After the successful completion and handing over of the project, Group G sold 25% equity to its partner Mani Group and now holds 25% equity in the project. The project was then renamed as Mani Tiruvubhuvam which till date holds the distinction of being one of the best residential projects.

## GRAND AWAAS, BHUBANESWAR

Another of company's ventures, Grand Awaas, are premium residential condominiums spread over a 10 lac sq.ft area with its main focus being on Vastu, ventilation & functionality.

The project sold of 90% of its first phase within 2 months of its public announcement and without a single advertisement, displaying our strength of in-depth planning.



## GRAND BAZAAR, BHUBANESWAR

Grand Bazaar is envisaged to be eastern India's largest commercial hub. The logic behind this project was to create a win-win synergy by combining the advantages of 'mandi culture', i.e accumulated trade within a defined boundary and the modern day mall culture of the convenience of infrastructure and shopping experience. The already sold out project meets the need of the trader community for a modern working space with minimal op-ex that will be ready by mid 2019. The construction was started in January 2017 and, in a record period of 2 years, is already in its finishing stage.

## GLORY , VIZAG

The group is now developing a 1.8 lakh square ft. premium residential project, in one of the best locations of Vizag city. The project consists of customized Sky Villas with personal lift porch, state-of-the-art club & internationally designed terrace garden.



## SHRI KASHI, VARANASI

Inspired by the greatness of Varanasi, Group G offers 350 acres of clean titled, unencumbered land in possibly one of the best locations of Benares, on the banks of the Ganges, where the holy river takes its first crescent moon like curve. Led by a team of the most prestigious names in the industry, the state-of-art team is deeply committed to the development of this land that will eventually act as a strong, underlying foundation for the most revered city according to the Indian Shastras - the ancient and glorious Kashi while also bolstering its upkeep and maintenance. Shri Kashi is conceptualized with a deeper mission than 'just another real estate project' but a great landmark immaculately planned for holistic living and sustainability.



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