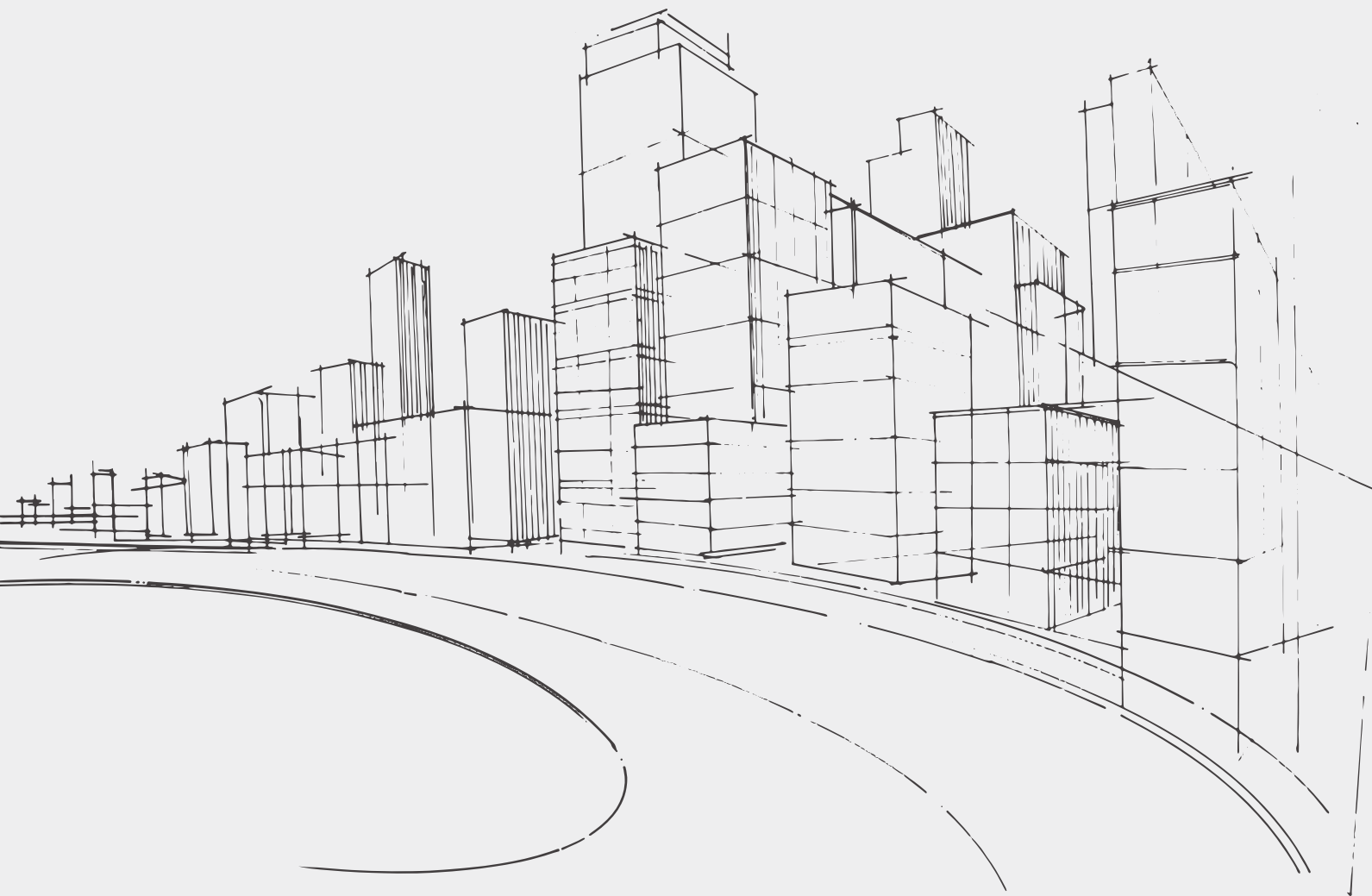




KHYATI
GROUP

INFINITE POSSIBILITIES



**DRIVING PROGRESS,
DELIVERING VALUE**

FROM THE CHAIRMAN'S DESK



Mr. Kartik Patel
Chairman

Mr. Kartik Patel is a visionary with an aim to make Khyati Group the leader in all the sectors the group has a foothold in. With its presence in sectors like Real Estate, Education, Health Care, Pulp & Paper Industry & Infrastructure, Khyati Group under the guidance of Mr. Kartik Patel is on the path of becoming a leading conglomerate in India.

Mr. Kartik Patel's rich background gives our company specialised guidance to understand the global aspects of our business, robust financial planning, human capital management, embracing change and providing overall leadership and direction to the company.

We continue to deliver strong results across all of our business segments. Our diversified portfolio has enabled us to weather market fluctuations and capitalize on opportunities in emerging sectors.

Looking ahead, we are optimistic about the future. We believe our diversified business model, combined with our focus on customer-centricity, positions us well for long-term success. We remain committed to delivering value providing exceptional experiences to our customers, and creating a positive impact in the communities where we operate.

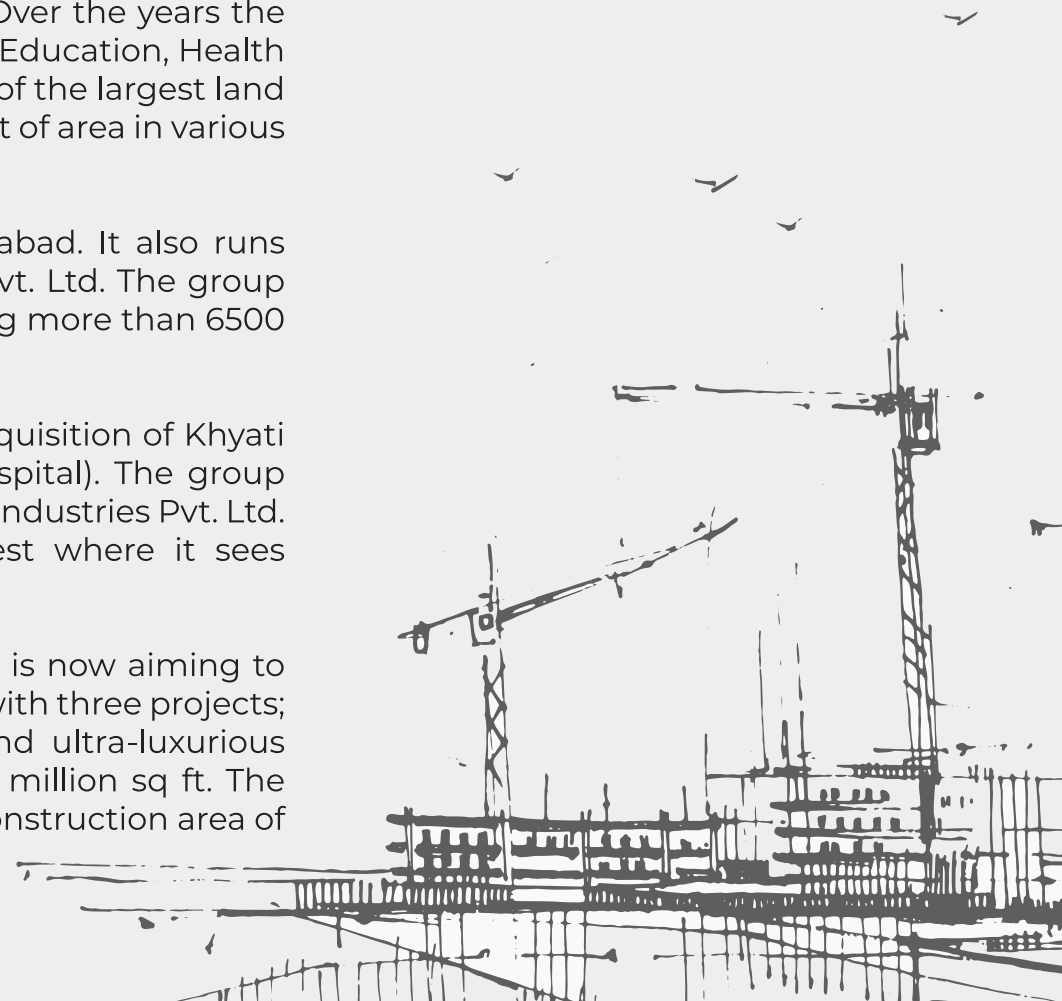
COMPANY BACKGROUND

Khyati Group was founded in the year 1995 by Mr. Kartik Patel. Over the years the group has expanded its wings in various sectors like Real Estate, Education, Health Care, Pulp & Paper Industry & Infrastructure. The group has one of the largest land banks in Ahmedabad. It has built more than 1.5 million square feet of area in various residential, commercial and retail space projects.

The group runs one of the oldest Education Trusts in Ahmedabad. It also runs Khyati Foundation education trust and Khyati World Educare Pvt. Ltd. The group owns and manages various preschool, school and colleges having more than 6500 students.

The group ventured into healthcare sector last year, with the acquisition of Khyati Multi-speciality Hospital (formerly known as Asian Bariatric Hospital). The group also ventured into paper and pulp sector by acquisition of Khyati Industries Pvt. Ltd. (formerly known as Alpas Paper). The group is keen to invest where it sees opportunities of next decade.

It is developing more than 1.5 million sq. mt. of land. The group is now aiming to build landmark destinations of Ahmedabad city. It is coming up with three projects; iconic residential tower project, high end retail and offices and ultra-luxurious residential apartments with combined construction area of 2.5 million sq ft. The group is also planning to build 5 new hospitals with combined construction area of a million sq ft.



VISION & MISSION

With the faith to turn impressions into reality, Khyati Realities Limited has been adhering to the principles of quality, integrity and tenacity. Since the very inception, Khyati Realities Limited has been adorning the cityscapes of Gujarat with praise-worthy residential and note-worthy commercial projects.

The company has grown from strength to strength having successfully completed 25 years, delivered over thousands of homes, built many projects and has to its credit over millions of square feet constructed with over thousands of satisfied residents.

In the coming years the company plans to focus on developing more than 1 million sq.ft. area every year in residential sector, retail, healthcare and educational institutions across Gujarat.

For us it's just the beginning.

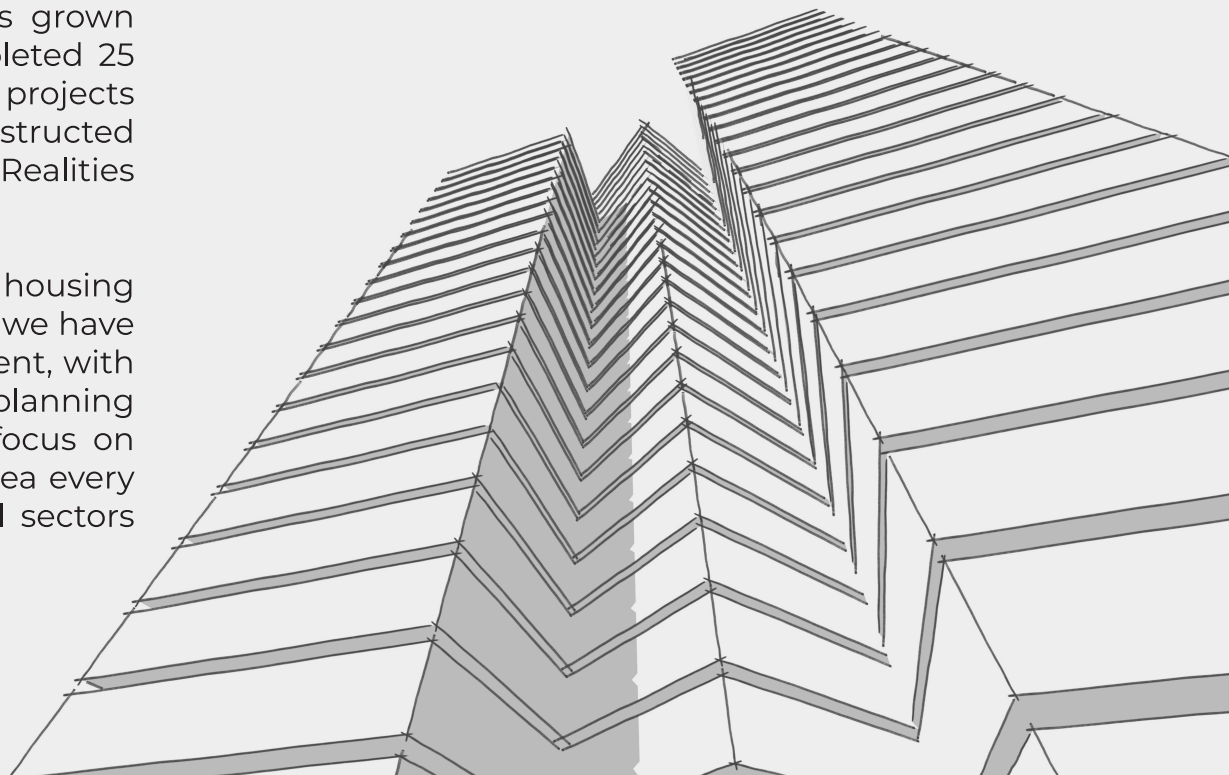


KHYATI REALITIES

With the faith to turn impressions into reality, Khyati Realities Limited has been adhering to the principles of quality, integrity and tenacity.

Since inception, Khyati Realities Limited has been adorning the cityscapes of Gujarat with praise-worthy residential and note-worthy commercial projects. The company has grown from strength to strength having successfully completed 25 years, delivered over thousands of homes, built many projects and has to its credit over millions of square feet constructed with over thousands of satisfied residents. At Khyati Realities Limited, we believe innovation is the key to success.

The company came up with the first green affordable housing project of Ahmedabad named “Green City”. Currently, we have a land area of 63 million square feet under development, with another 90 million square feet of land area under planning stage. In the coming years the company plans to focus on developing more than 1 million square feet of land area every year in residential, retail, healthcare and educational sectors across Gujarat.



ONGOING PROJECTS

- 3 Towers of 36 Storeys each having a perfect blend of magnificence and expediency
- 4 BHK Apartments overlooking blissful scenic landscapes
- Multi level car parks with 3 Floor podium
- 24x7 Medical Emergency Support room (back up by Khyati Multispecialty Hospital)
- 50+ amenities like Swimming Pool, Basketball Court, ClubHouse, Verdant Gardens and Children Play Area to refresh your soul and rejuvenate your spirit



ONGOING PROJECTS

First High End Commercial project of Gujarat, the project is designed to provide everything that people need to work productively and yet live life to the fullest. The buildings have generous receptions creating an excellent first impression to visitors, and all floors enjoy excellent natural light and high flexibility for partitioning. The buildings are designed to be BREEAM Excellent and will provide tenants with a healthy work environment, with low water and energy consumption. The materials selected for the construction have low environmental impact while the internal and external lighting solutions are according to European best practices and will all be low energy LED.



UPCOMING PROJECTS

INDUSTRIAL PARK

An industrial park is an area zoned and planned for the purpose of industrial development. An industrial park can be thought of as a more "heavyweight" version of a business park or office park, which has offices and light industry, rather than heavy industry.



KHYATI INDUSTRIAL PARK

Our industrial park will stand as a symbol of excellence, boasting state-of-the-art infrastructure and cutting-edge facilities. We have planned to establish a self-sufficient Zero Liquid Discharge Industrial Park that aims to minimise environmental impact. The park includes the following facilities within its premises:

- 100 MLD Water Supply Network
- 80 MLD CETP - ZLD (20 MLD x 4 Lines)
- 400 TPH Steam Supply Network
- 100 MW Power Supply Network
- 40 MW Power Generation (Incineration System)
- Solvent Recovery capacity
- Salt recovery capabilities

Additionally, there are external facilities located nearby:

- 50 MLD STP for water reuse
- 50 MW Solar + 150 MW Wind

Our park is designed to be water-independent, utilising processed recycled water for all operations, with a daily capacity of 10 Cr. litres/day. We generate 100,000 to 130,000 Water Certificates, known as GREEN CREDIT, and ensure proper disposal of industrial waste through incineration. The park also incorporates renewable energy sources such as solar, wind, and waste-to-energy, contributing around 60 MW of power generation.

We believe in leaving a positive impact on both the environment and society, driving progress while preserving the beauty of our planet.

COMPLETED PROJECTS



Kadamb Residency



COMPLETED PROJECTS



Green City Residency



COMPLETED PROJECTS



Magnifico Commercial Hub



EDUCATION

Khyati Group is a well-known and highly reputed educational institute based in Ahmedabad, Gujarat. Established with a vision to provide quality education to students across different age groups, the institute has been catering to the needs of learners for many years now.

On behalf of Khyati Group I request your support for our latest project - the establishment of a preschool, CBSE school, and college in Dholera SIR. We cater to over 1000 children in different campuses of Khyati Ninos Pre-school. Our flagship school, Firdaus Amrut School, has over 3150 students, and Khyati World School has over 650 students. Our colleges have over 1900 students enrolled in various courses at Khyati Foundation. We have had over 35,000 students who have graduated from our institution till date.

We are committed to providing quality education to students and believe that Dholera SIR has great potential for growth in the education sector. With the government's focus on developing Dholera SIR as a smart city, we believe that investing in education in the region will yield great benefits.

Khyati Group proposes to invest 150 crores in building a new educational campus spread across 10 acres of land. The new campus will comprise of a preschool, CBSE School, and various colleges. The proposed campus will be equipped with state-of-the-art facilities and infrastructure to provide an enriching learning experience to students. The institute's emphasis on quality education and holistic development has made it a preferred choice among parents and students alike. With its proposed campus at Dholera SIR, Khyati Group is set to raise the bar even higher and continue its mission to provide education that empowers students to lead fulfilling lives and make a positive impact on society.

We would be honored to work with you to make this project a reality. We are confident that with your support, we can create an educational institution that will benefit the people of Dholera SIR for generations to come.



KHYATI MULTISPECIALITY HOSPITAL

Khyati Multispeciality Hospital (A unit of Ahmedabad Bariatrics & Cosmetics Private Limited) a 100 beded premier multi-specialty tertiary care **NABH Accredited** hospital located in the prime vicinity of the town Ahmedabad and structurally has 5 floors and 2 basements with built up area of 60,000 sq ft. We at Khyati Multi Speciality Hospital are committed to expertise, excellence and quality with an aim on the well-being of our patients. We provide balance of technology, human touch and care in a cost effective manner. We provide the highest standard of clinical skills and nursing care across an extensive range of specialities and attract world-class doctors and surgeons from leading hospitals. We provide in-patient, out-patient, cardiac emergency, day care treatment, surgery, emergency, diagnostics and trauma care services 24X7. With time, it is evident how much man has progressed with medicines and technology. Our imported mechanism and precocious facilities displays the era of an advanced health care. It is paramount that right treatment is made at the right time and with our specialized CLASS 100 Operation Theaters fully equipped with latest equipment's and advanced technologies we are able to do this exactly when it is required. We have all in all three Operation Theatres measuring 20ft x 20 ft making it look gigantic and so spacious that surgeon's and team work freely.

We have our presence in the society under every banner and are empanelled with the vision of our government i.e. **“Ayushman Bharat - Pradhan Mantri Jan Arogya Yojna”** and corporates like CGHS, ESIC, ECHS, PRL, ISRO, FCI, WR,



GMDC etc. etc. since long and with multispeciality set up of 100 Beds including emergency cardiac services like Cathlab, CTOT, Dialysis Unit, critical care unit, Physiotherapy & Rehabilitation & many other medical set up & facility we offer all medical specialties, subspecialties, investigation & diagnostics facilities under one roof.

Our **Medical ICU, Surgical ICU & Cardiac ICU** with 21 Beds in total fully equipped with high end equipment's and dedicated staff allow us to treat complex cases with utmost care. Offering the Best in Innovation, Quality, Care and Technology for our patients is what drives us. Our facility boasts of large sized rooms with Single AC, Deluxe & Suite Rooms, centralized Air Conditioning & Bed side Oxygen facility for an all-round recovery.

The pandemic era of COVID has led the entire World in a traumatic situation and that was the time when we stood with the society and have treated more than 2000 patients during the COVID wave.

At Khyati Multi Speciality Hospital, we are committed to CARE. In last one year we have treated more than 2500 patients and have handled emergencies at all levels. Our modular OT's are the backbone of our hospital and with latest technologies & equipment's we successfully performed more than 125 surgeries in a month with zero rate of surgical infection. Our Class 100 ICU's developed with modern technology and round the clock intensivist & anesthetics and qualified doctors and nursing allow us to attend any emergency anytime giving the best result and care to the patient. With a vision **“to expand in healthcare as a landmark facility to deliver comprehensive healthcare** with the finest medical expertise with personalized patient care” we are coming up with **four more branches** with bed capacity of 1000 in total.

With a mission of providing healthcare at distant places we are coming up with **350 Bedded Hospital in DHOLERA with an investment of 150 Crores**. We will begin with developing **Primary Facility in the 1st Phase** securing all Basic Medical Set up & facilities with MINOR Operation Theatre. The ICU on Wheels will help care patients who need further medical facilities and will be shifter to our main branch Khyati Multispeciality Hospital, Ahmedabad. Gradually phase by phase all the medical facilities with complete set up of 350 Beds will be created and managed there itself. With a promise to provide ethical & quality care our robust healthcare system with patient centric approach, ethical behavior & trustworthiness we are progressing day by day and we pray to the almighty may all our efforts go in the right directions for the benefit of the people of our country.

KHYATI PAPER

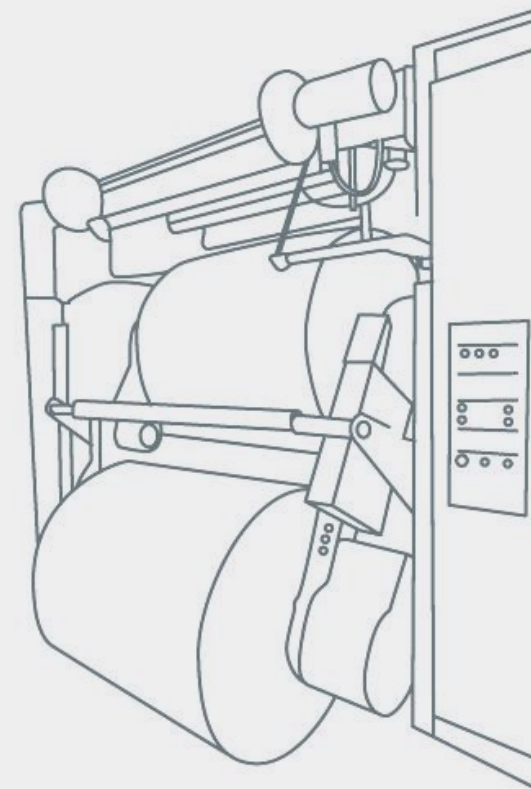
At Khyati Industries Private Limited, we craft paper products with a touch of excellence. Our expertise in manufacturing core kraft board has made us a prominent player in the industry. With a global footprint and strong connections worldwide, we have built robust two-way supply chains spanning across the USA, Europe, Africa, Sri Lanka, Bangladesh, UAE, Singapore, Hong Kong, and Australia.

We take pride in developing long-term customer relationships and sustainable practices. Our commitment is to achieve a production capacity of 500,000 tonnes per annum within 5 years and an impressive 1,200,000 tonnes per annum within 10 years.

Our star product, Kraft Paper - Core Board/Tube Grade, ranges from 200 to 500 GSM. It boasts exceptional ply bond strength of 250 to 450 and is produced on a machine deckle of 1350 mm. With an installed production capacity of 50,000 tonnes per annum, we utilize imported and domestic OCC waste as our raw materials.

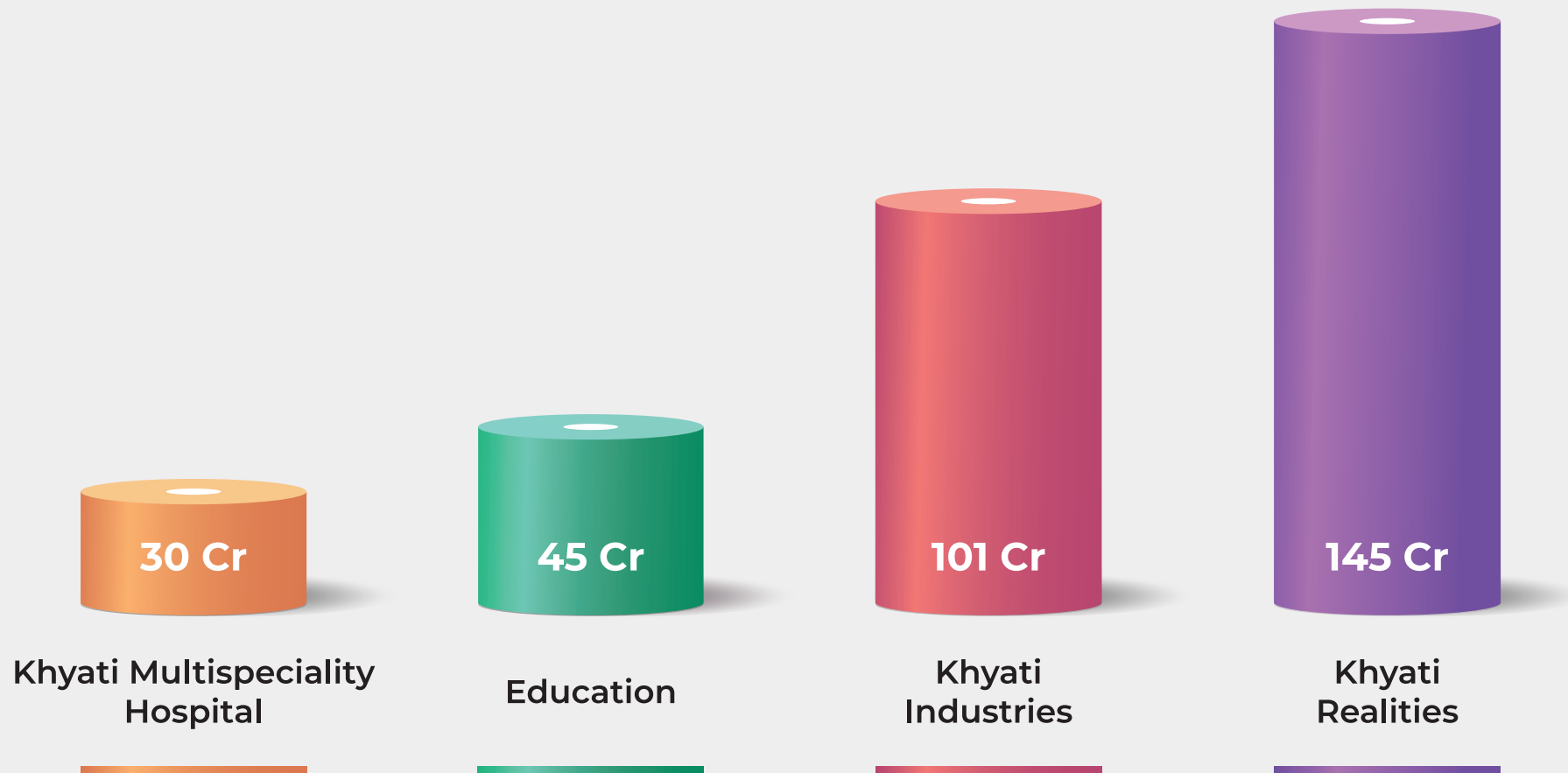
Partnering with renowned suppliers such as Voith, Parason, DS Engineers, Multiform International Product, and Hardayal Engineering Works, we ensure top-quality machinery for our operations.

Embracing sustainability, our product is proudly 100% waste paper-based and recycled. Join us in creating a greener future with our eco-friendly paper solutions.



YEARLY TURNOVER (IN CRORE)

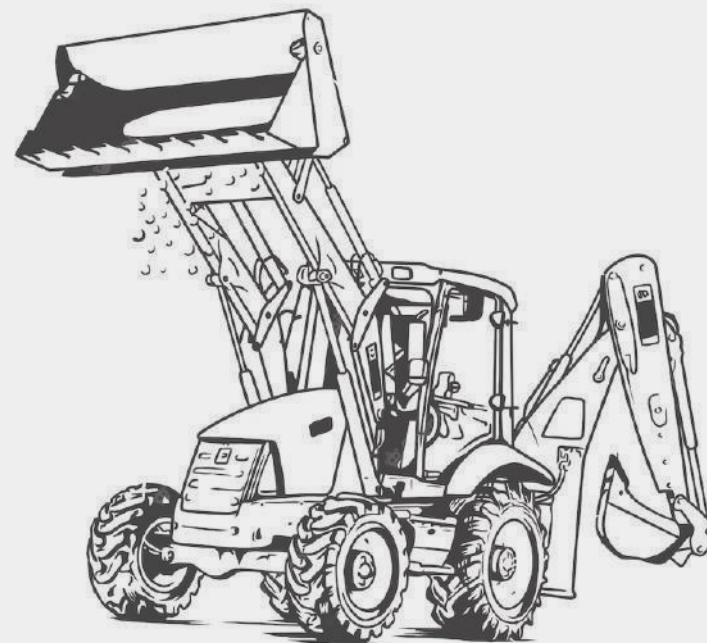
As on 31st March 2023



KHYATI INFRA

Welcome to the world of Khyati Infra, where we build pathways that lead to progress and connect communities with seamless precision. We are the artisans of infrastructure, specializing in the construction, redevelopment, extension, and renovation of roads, canals, earthworks, and bridge works.

With a team of skilled professionals and cutting-edge technology, we bring our vision to life, breathing soul into every project we undertake. We are proud of our portfolio, which stands as a testament to our expertise and commitment to excellence.



Equipment		Quantity
	Slipform Paver	1
	DLC Paver	2
	Excavators	12
	Dumper	24
	Dozers (250 H.P)	2
	Tractor	10

Equipment		Quantity
	Road Rollers	2
	Vibro Rollers	4
	Water Tanker (10000 Ltr Capacity)	5
	Water Pumps	4
	Transit Mixer	2
	Batching Mix Plant	2

Equipment		Quantity
	Mobile Concrete Placer	1
	Loader	2
	Weigh Bridge	4
	Generator	4
	Slop Paver	1
	Air Compressor	1

Equipment		Quantity
	Wagon Drill	1
	Sensor Paver	1
	Motor Grader	1
	Crusher Machine	2
	Mixture Machine	15
	JCB	4

COMPLETED PROJECTS DURING LAST 10 YEARS

No.	Name of work	Tender Amount (In lakhs)	Work Description
1	Constructing NMC Reach 362.476 km to 368.431 km (Slice-9b) Thara	2541.00	Main Canal
2	Constructing Sub minor i.e. Lined field channels up to 8 ha sub chak and minor (Earthwork, Brick command area of Rajpur and koth sub branch canal package-1 koth ganagad Ta- Dholka	843.81	Distributaries Canal
3	Construction of Spreading canal Madhuvanti & Ozat river project Ta-Porbandar	1141.16	Distributaries Canal
4	Strengthening and widening of existing 2- lane road to 4- lane dual carriageway from km 50 to 62.5 of NH-6 at Nagpur (MH)	2841.98	Bitumen Road
5	Construction of Earthwork, C.C. Lining, Structure and Raod Approaches of distributaries of Jhinjhuwada Branch Canal Block No.,48,49,51 & 52 package no. JBC-2	2521.79	Distributaries Canal
6	Construction of C.C. lining of Vallabhipur branch canal. Ch. 15.020 to 31.600km (P-2b)	642.48	Branch Canal

No.	Name of work	Tender Amount (In lakhs)	Work Description
7	Constructing Canal earthwork and cement concrete lining on Saurashtra Branch Canal Ch. 82.140 to 85.725 km.	921.55	Branch Canal
8	Constructing Earthwork, C.C. Lining, Structures, and Sevice road of the distributory D-12 and it's minors offtaking from Vallabhipur Branch canal @ ch,40.812 km km including operation maintence and security for five years.	4125.21	Distributaries Canal
9	Constructing Earthwork, C.C. lining, structure and Service road, of Distributory SD-1 and its minors (minors except Bhal area) and distributory SD-2, SD-3, SD-4,SD-5 and DLM – 1 offtaking from Vallabhipur Branch Canal Ch.92.851 to 118.751 km. including Operation, Maintenance and Security for five years.	2905.25	Distributaries Canal
10	Constructing canal Earthwork, Lining, structure and service road including maintanance and repair for five year for distributory (D-7 To D-12) and its minor of Morbi Branch canal reach 32.00 to 44.00 km (package - IV)	1943.00	Distributaries Canal
11	Constructing canal Earthwork, Lining, structure and service road including maintanance and repair for five year for distributory (D-24 To D-26) and its minor of Morbi Branch canal reach 93.00 to 118.00 km (package - VII)	2608.70	Distributaries Canal

No.	Name of work	Tender Amount (In lakhs)	Work Description
12	Improvement of existing irrigation Infrastructure work on Kosmaba Branch ch 18.272 km to 38.545 km Ex URBMC (Package- 3)	1453.36	Branch Canal
13	Improvement of existing irrigation Infrastructure work on Kosmaba Branch ch 0.00 km to 18.272 km Ex URBMC (Package-2)	1952.17	Branch Canal
14	Construction Upgradation of Bangrasia- amjhara-bilkhiriya road (dist-bhopal) intermediate lane (5.5m) desing length-20.685 km	3180.31	PCC Road
15	Construction of Manrol to Bagalwada Road Length 20.92 km under district Riasen	2782.39	PCC Road
16	Earthwork in cutting to form formation and earthwork in filling to form embankment / sub-bank and construction of minor bridges, retaining wall, pacca approuch road to allinment and other ancillary work between chainage km 49.2 to km 51.30	5265.06	Earth Work & Minor Bridge work at Aizwal
17	Extention, Renovation & Modernisation of LMC 06.40 to 44.65 km of LMC system of Jaisamand Project Dist. Udaipur	5397.70	Extention, Renovation & Modernisation of Canal Work

No.	Name of work	Tender Amount (In lakhs)	Work Description
18	Construction of PQC Road work at Navyug Junction to Arihant Nagar to Jogani Mata temple Road at Naroda ward in North Zone in Ahmedabad city	1095.00	PCC Road
19	Construction of Cement Concrete Lining to Mouda Branch Canal km 0 to Km 27.5 (Lining Length 16864 mt)and Rehabilitation of Earthwork and Construction of Profile Wall on it of Pench LBC of Pench Project.	2762.00	PCC Road

ON-GOING PROJECTS

No.	Name of work	Tender Amount (In lakhs)	Work Description
1	Construction of Road Work Nirant Char Rasta to arpan school to Mahadev sky road in Vastral ward, East Zone in Ahmedabad city (tender ID 429026)	564.37	PCC Road
2	Earthwork in cutting including slope protection work and ancillary works in between Km 50.700 to 51.050 including construction of minor bridge no. 208 at Km 50.720, Extension of bridge in station circulating area in down stream of minor bridge no. 206 at chainage Km 50.400, minor bridge no. 198 at chainage Km 49.630, minor bridge no. 200 at chainage Km 49.85250, Construction of reinforced earth wall structure between Km 49.600 to km 49.900 ,RCC side drain cum retaining wall in formation in connection with Bairabi-Sairang New BG Rail line project (Mizoram).	5605.55	Earth Work & Minor Bridge work At Aizwal
3	Renovation and Mordenization of Suratgarh branch canal from RD 195.500 to RD 337.500 (Package 62) (contract No. NDB/20-21/Sog II) 0202)	7134.8	Extention, Renovation & Modernisation of Canal Work

10 YEARS' TURNOVER (IN LAKHS)



KEY PROJECTS



Constructing NMC Reach
362.476 km to 368.431 km
(Slice-9b) Thara



Construction of Earthwork,
C.C. Lining, Structure and
Road Approaches of distributaries
of Jhinjhuwada Branch Canal



Improvement of existing irrigation
Infrastructure work on
Kosmaba Branch
ch 18.272 km to 38.545 km Ex URBMC

KEY PROJECTS



Improvement of existing irrigation Infrastructure work
on Kosmaba Branch ch 0.00 km to 18.272 km Ex URBMC



Construction Upgradation of
Bangrasia-amjhara-bilkhiriya road (dist- bhopal)
intermediate lane (5.5m) desing length-20.685 km

KEY PROJECTS



Construction of Manrol to Bagalwada Road
Length 20.92 km under district Riasen



Earthwork in cutting to form formation and earthwork in filling to form embankment / sub-bank and construction of minor bridges, retaining wall, pacca approach road to allinment and other ancillary work between chainage km 49.2 to km 51.30

KEY PROJECTS



Strengthening and widening of existing 2- lane road to
4- lane dual carriageway from km 50 to 62.5
of NH-6 at Nagpur (MH)



Constructing Canal earthwork and cement concrete lining
on Saurashtra Branch Canal Ch. 82.140 to 85.725 km

KEY PROJECTS



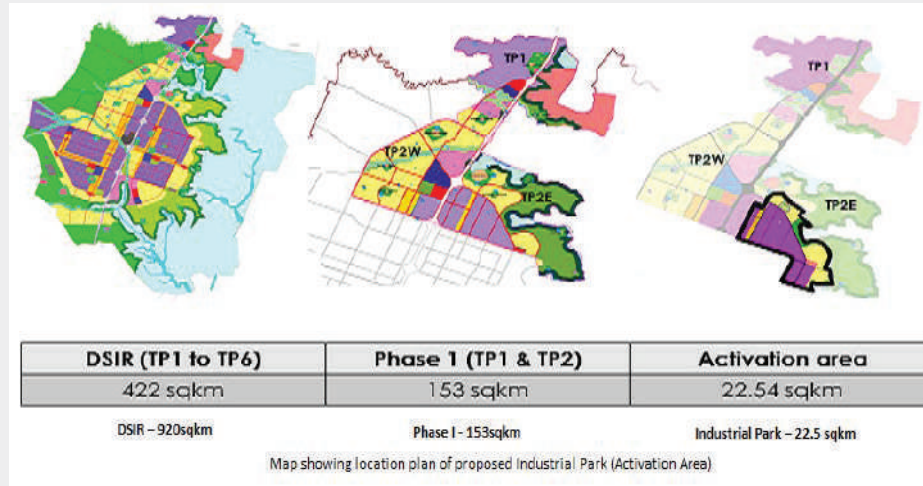
Dam Work



Construction of C.C. lining of Vallabhipur branch canal. Ch. 15.020 to 31.600 km (package -2b)

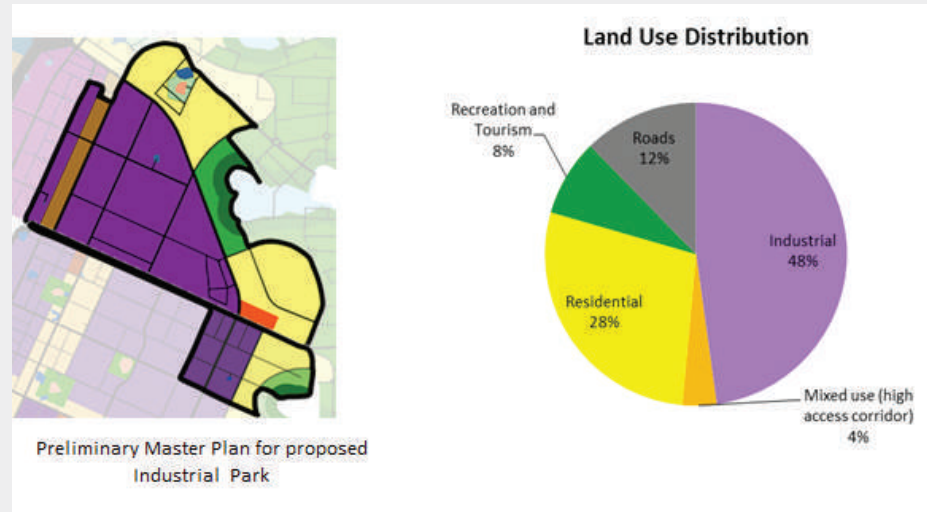
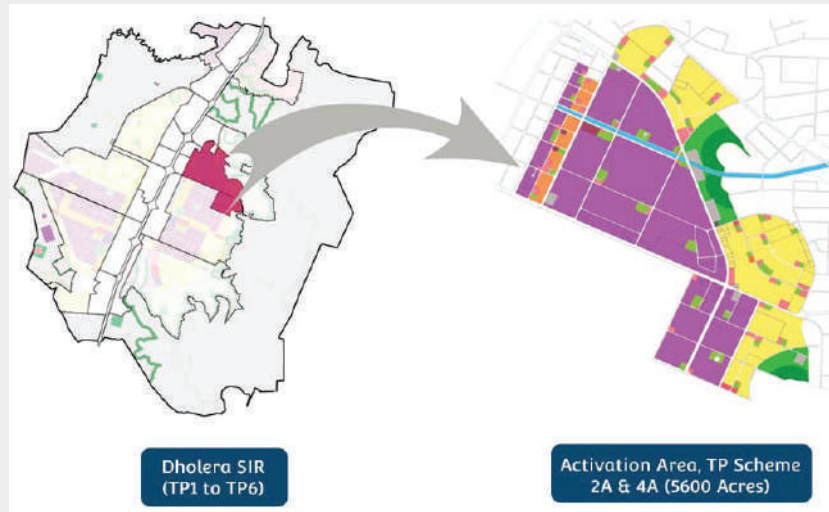
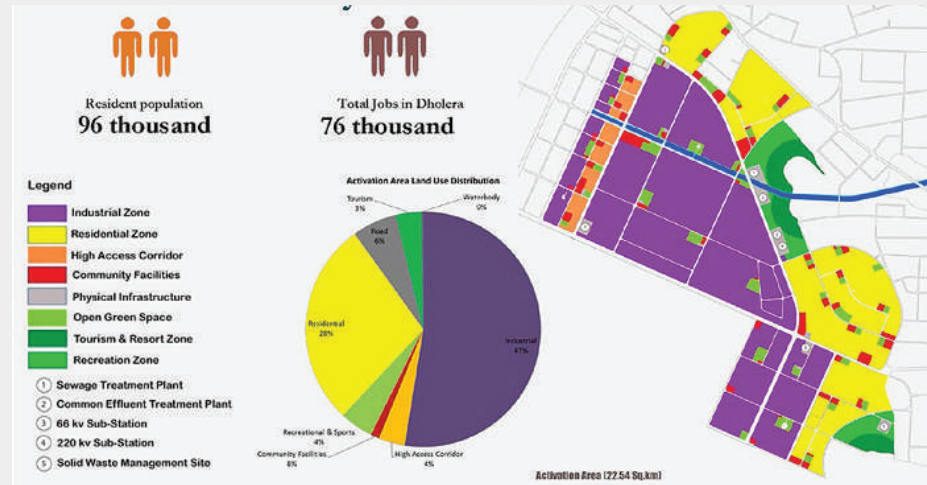
DHOLERA DEVELOPMENT

Dholera Development in Activation Area Upcoming Expressway and development in Surrounding region of expressway



DHOLERA-THE CITY-IMMEDIATE DEVELOPMENT

Khyati Group in line with the development plan of Dholera region and land use plan mitigate the needs of upcoming industrial growth



KHYATI GROUP AT DHOLERA

- Khyati Group envisage need of Infrastructure and amenities for upcoming industrial establishments such as Foxconn and other multinational companies.
- We are interested to offer the following amenities to develop the facilities in Activation Area:
 1. Residential buildings
 2. Educational Institutional
 3. Commercial Buildings
 4. Hospital, Medical Facilities
 5. Sports Recreational Facilities



SPORTS & RECREATIONAL ACTIVITIES

- Khyati Group would create international standard facilities in Activation Area to enable rapid growth of the region.
- Khyati Group to be provided with land on 99 years lease in near vicinity of the allocated land for the multinational companies in line with the Dholera Development Plan and Land use pattern.



THANK YOU

**UNLOCKING THE POTENTIAL
OF TOMORROW, TODAY.**



ONE 42, 104 North Tower, Bopal Ambli Road, Opp. Hिरarupa Hall, Ahmedabad

079-29604335 | 02717-439985

www.khyatigroup.in