



PROFILE

NPOWERINC is a real - estate services consulting company headquartered in India and offices in USA, UK and France.

Our services are highly personalized to suit individual requirements and are handled by experienced and qualified executives and staff, who apart from being experts in their own particular fields, appreciate fully the importance of establishing professional discreet relationships with each of our clients. We cater to substantial net worth individuals, companies and institutions.

We have people with more than 4 decades of experience in real estate services. Latest tools , research, process goes into providing the best of services for our customers.

NPOWERINC specializes in providing property advice to governments, corporate, institutions, developers and individuals. It is this breadth of international real estate experience supported by a thorough understanding of local and regional markets that allows us to advise on how a property portfolio can best contribute to a corporation's overall profitability.



SERVICE OFFERINGS

- ◆ Strategic Advisory Services
- ◆ Infrastructure Leasing, Renting & Selling
- ◆ Investment Advisory Services
- ◆ Property Management Group
- ◆ Asset and Property Valuation
- ◆ Project Management, Software & Business Intelligence





SERVICES

Strategic Advisory Services

The Strategic advisory Group provides a wide range of real estate consulting services to developers, investors, advisors and lenders seeking assistance with existing assets, potential acquisitions, new development projects and properties slated for dis-

- ✦ Feasibility reports on projects
- ✦ Investment advice
- ✦ Market research and analysis, demand forecasting
- ✦ Financial planning project structuring exercises

Real estate and economic consulting services to public-sector and non-profit organizations including local, state and central government entities; foundations; education institutions:

- ✦ Optimum utilization of assets
- ✦ Optimal development strategies, highest and best use studies
- ✦ Economic development and redevelopment studies
- ✦ Asset and revenue maximization studies
- ✦ Disposition strategies

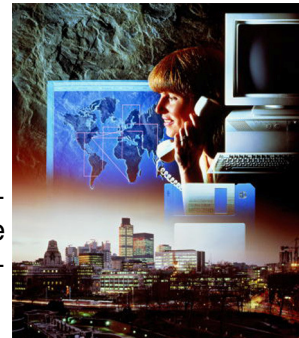
Strategic Advisory services to corporations seeking to optimize corporate real estate holdings:

- Strategic real estate planning
- Optimization and re-engineering strategies
- Expansion and occupancy strategies
- Location and entry strategies



AREAS OF CONSULTING INTEREST

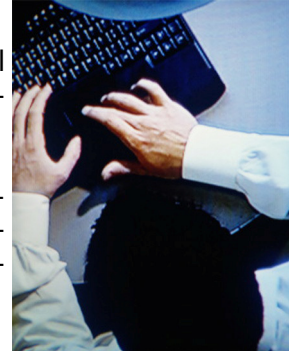
- ✦ **Core Infrastructure** - Airport , Real Estate, Transit Oriented Developments, Industrial Parks, Special Economic Zones, City Centers
- ✦ **Townships**— New City Developments, Integrated Townships, Residential Townships
- ✦ **Retail and Entertainment** - Shopping Malls, Theme Parks, Entertainment Centers, Cinema Halls, Multiplexes, Golf Courses
- ✦ **Leisure and Hospitality** - Hotels, Conference Centers , Condo Hotels, Serviced Apartments, Resorts, Health Spas.
- ✦ **Information Technology** - Knowledge Parks, IT Parks, Science Parks, Biotech Parks





INVESTMENT ADVISORY SERVICES

- ◆ Equity and Debt Placement in income-generating real estate assets that are transacted on a yield basis, including securitization and sale & leasebacks.
- ◆ Structured Finance facilitating equity/debt into development projects on behalf of private and government sector clients. This includes structuring Development Financing, Public - Private - Partnerships, Joint Ventures and Portfolio Transactions.
- ◆ Privatization Exercises includes representation of both buyers and sellers in the strategic sale of state owned enterprises

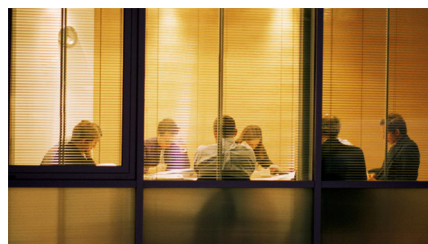


INFRASTRUCTURE LEASING, RENTING & SELLING

Npowerinc provides property owners and investors with comprehensive sale, leasing and marketing services for a full range of income-producing properties, including office, industrial and retail buildings. Similarly, we represent clients seeking to occupy space, identifying properties that meet their specific needs and negotiating the purchase or lease agreements on their behalf.

PROPERTY MANAGEMENT GROUP

- ◆ Setting up of pre and post completion property and facilities management systems
- ◆ Complete audit of services - both for new as well as running facilities
- ◆ Facility Management of Corporate Facilities
- ◆ Property Management for Developers, large corporate and the Government sector
- ◆ Energy Auditing
- ◆ Economy Engineering Audits
- ◆ Housekeeping.
- ◆ Electrical & Mechanical Services
- ◆ Security.
- ◆ Energy and Safety Audits.
- ◆ Financial Management
- ◆ Occupant Management
- ◆ Fleet / Transport Management





ASSET AND PROPERTY VALUATION

Areas of Consulting Interest

Private Sector: Indian and Multinational Corporates, Banks, Investors, Developers, Land Owners

Services: Appraisal and valuation of properties for transaction / mortgage/ insurance purposes, acquisitions, disposal, investments, portfolio monitoring, debt/equity funding, securitization, mergers / take-overs, statutory requirements etc.

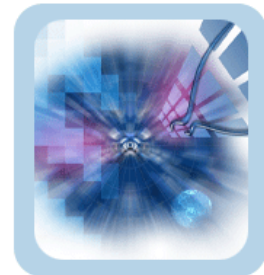
Government Sector: Central Government, State governments, Municipal Bodies, Development Agencies, Embassies

Services: Valuations for land acquisition, project financing, disposal, joint venture structuring, optimal utilization, asset maximization etc.

PROJECT MANAGEMENT, SOFTWARE & BUSINESS INTELLIGENCE

A few advantages that the Client stands to gain by appointing Npowerinc corp. as their Project Managers to handle their Project are:

- A healthy mix of International Best Practices and Local Experience in handling projects. This enables us to fine tune our standard services to suit the client's particular needs, aspirations and Project requirements.
- A comprehensive management and delivery of the project with a single point of responsibility and information.
- Dedicated monitoring of the Project leaves the client with more time to devote to their core business rather than to the Project.
- Access to a wide database of the best service providers from the country or abroad. We have a comprehensive database of Architects, Technical Consultants, Contractors and Suppliers, enabling us to put together the "best-fit" team for the Project.
- Periodic Reporting on the critical areas of the Project with respect to Budget, Time and Quality, keeping the client informed about the progress of the Project at any given point of time.
- Time tested Standard Formats and Procedures of Project Management ensure a transparent Project delivery system. Our procedures and practices are subject to a periodic Internal Audit, which ensures a standardized Project delivery system.





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