

Healthcare & Medical Education – Investment Opportunity

Asset Highlight

Academic & Clinical Capacity

- **Medical College:** 150 seats (3rd batch in progress)
- **Dental College:** 100 seats (2nd batch in progress)
- **Nursing College:** 50 seats (Full capacity)
- **Physiotherapy:** 50 seats
- **Auditorium:** 1500 seats, France/Paris inspired design
- **Hospital:** Attached with operation theatres
- **Strategic Location:** Heart of Hyderabad's tech and business district, near major commercial hubs

Address: Zirakpur–Patiala Road, Punjab, India

Land Area: 68 Acres (Freehold, Single Ownership)

Key Project Metrics

Metric	Detail
Total Land Area	68 Acres
Total Built-Up Area	~ 2.8 Million Sq. Ft.
Guest House Area	7 Acres – Seven-star facilities
Basement Height	11 feet (under hospital block)
Hostel rooms	700
Faculty Housing	Within campus
Debt/Liabilities	None



Location, Potential & Investment Case

Location Advantages

- Prime frontage on a **major state highway** in Punjab
- Excellent connectivity to major cities and regional hubs
- Large catchment area of both **urban and rural population**
- Positioned within an **emerging healthcare & education corridor**
- Ideal for domestic and international collaborations in healthcare and academics



Growth & Development Opportunities

- NOC applied for **State Private University** status
- Potential expansion of seat capacity in medical, dental & allied health programs
- Addition of super-specialty hospital wings & research centers
- Facility upgrades for international accreditation and tie-ups
- Opportunity to develop medical tourism segment via luxury guest facilities

Investment Rationale

- Fully operational, multi-stream academic & healthcare campus
- Debt-free with clear title – smooth transfer process
- Large contiguous freehold landholding
- Complete **ecosystem**: academics, healthcare, residential, hospitality, recreation
- Significant upside through expansion & diversification of programs and services

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