



## Company Profile



# Index

About Us

3

Founder

4

Our Team

5

Investment  
Objective

6

2 2 L I G H T S E R V I C E S

Overview  
Developers  
Services

7

Overview  
Investor  
Services

8

Overview  
LandOwner  
Services

9

Why  
Us?

10



# 22LIGHT

## About Us



22LIGHT is "India's Real-estate Investor Intelligence Support Enterprise" to address all the investment risk factors in a developing economy in the unorganized Indian real estate sector by using a structured approach to deliver smart investment decision options accompanied with attractive risk adjusted returns.

### MISSION

"To create lasting value for our investors by delivering creative corporate real estate solutions based on trust, uncompromising integrity, financial discipline and re market expertise to deliver investment balance of safety liquidity and returns."

### VISION

"To create an enterprise that puts Indian real estate as a world class investment , delivering transparency, ethical standards and financial safety, liquidity and returns demand by global financial investment funds delivering long-term returns to stakeholders through the better use of technology and analytics."

# Founded By Baljit S Kohli



Forayed into Real Estate  
Advisory backed by 17  
years of Strong  
Experience of Real Estate  
Development, Land  
Trading and Clear Title  
Arbitrations &  
Investments

- " + 17years of Indian Real Estate Valuation, Acquisitions and Sales as DIRECTOR in Kohli Builders Pvt Ltd.
- " Network to Global and Local financial
- " Sectors: Mixed Use Developments, Malls, Casinos, Hotels, Hospitals, Commercial, Residential, Logistics & Warehousing, Schools and Colleges, Retail etc.

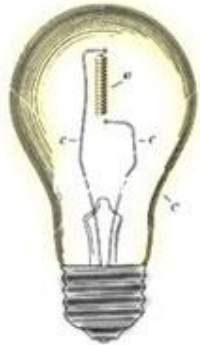
## **STRENGTH**

Property Law # special reference to domestic Legislation,  
Complex & Critical Business Situation,  
Brand Management, Financial Know-how, Technical Know-how, Accounting

## **ACADEMICS AND PROFESSIONAL EXPERTISE'S**

- " Master in Business Systems, Monash University, Australia.
- " Bachelor of Commerce, University of Mumbai, India.
- " Certified : SAP R/3, Oracle DBA, Oracle 8i.
- " Special Courses: Ecommerce Security, Decision Support Systems, Advance database Management, Virginia Tech, USA.

# 22LIGHT Our Team



WE ARE COMMITTED TO PROVIDING  
**TRANSPARENT INVESTMENT**  
ADVICE TO MEET YOUR NEEDS

Nothing is more important to our business than trust: trust from our employees, our customers, and our other business partners. Our employees are termed as **DEALMAKERS**. We impart and train each **22LIGHT DEALMAKER**, the true art of Real-estate DEALMAKING.



## Code of CONDUCT

1. Solutions to Sustain Environment, Socio Economic & Government Norms
2. Best Practices as per Global Real Estate Investment Advisors
3. Dedicated Client Services & Transparency Disclosures
4. Options of High Quality Investment Opportunity
5. Trust and Safeguard our Reputation

# 22LIGHT

## Target Market & Investment Objective



### Target Market

- Invest in the Future of Life in India
- Invest in CLEAN ENERGY. NO COAL/ NO NUCLEAR
- People enjoy the ENVIRONMENT. Building Community friendly ASSET



### Balance - Safety, Liquidity & Returns.



Deliver Safe Investment, Returns & Trusted Relations





“Real estate, being a capital intensive industry, irrespective of bear or bull cycles, financial capital, asset liquidity and asset inventory management is the crucial aspect of RE company sustainability.”

Baljit Kohli, CEO

### CORE SERVICES

Property Clear Title Research & Development  
Property Market Cycle Analysis  
Property Valuation  
Location Analysis  
Project Modelling & Branding  
Project Management  
Arbitrations & Auction Management  
Negotiations & Deal Closure Management

### INDIAN DEVELOPERS SERVICES

Developers Corporate and Project Financing Solutions  
Bulk Inventory Sales Advisory  
Bulk Inventory Lease Advisory  
Development Project Advisory  
Redevelopment Project Advisory

### INTERNATIONAL DEVELOPERS SERVICES

Developers Corporate and Project Financing Solutions  
Bulk Inventory Sales Advisory  
Bulk Inventory Lease Advisory  
Development Project Advisory  
Redevelopment Project Advisory



We at 22light offer High Investment opportunity that assure Environmental , Socio Economic and Regulatory SUSTAINABILITY delivering Capital Safety, Real Value Returns on Investment and Financial Liquidity associated with Capital Gains accounting for Domestic Inflation and Global Currency Inflation

### CORE SERVICES

Property Clear Title Research & Development  
Property Market Cycle Analysis  
Property Valuation  
Location Analysis  
Project Modelling & Branding  
Project Management  
Arbitrations & Auction Management  
Negotiations & Deal Closure Management

### CORPOREATE REAL ESTATE SERVICES

Property Buy Solutions  
Corporate Lease Solutions  
Business Space Consultancy  
Merger and Acquisition Advice  
Real Estate Valuation & Advisory Services  
Property Research Consultancy

### DOMESTIC FUNDS

Property Valuation Services  
Exisitng Portfolio Liquidation  
Distressed Property Conflict Management  
Investment Advisory Services

### GLOBAL FUNDS

Investment Advisory Services

### ULTRA HNI

Income Generating Portfolio Management  
➤ Buy | Sustain | Sell 'Advisory





We understand the demands of the land owners both single owned properties or jointly owned property. We have specially designed service focused to land owners and initiate all transaction process with utmost information security and deliver a structured transaction process delivering clarity and clean deal rules reducing the gaps of hiccups in the deal and ensure the art of deal making.

### CORE SERVICES

Property Clear Title Research & Development  
Property Market Cycle Analysis  
Property Valuation  
Location Analysis  
Project Modelling & Branding  
Project Management  
Arbitrations & Auction Management  
Negotiations & Deal Closure Management

### LandOwner Services

Development Project Advisory  
Redevelopment Project Advisory  
Distress Property Conflict Management  
Investment Advisory  
Joint Venture Project Advisory  
Land Sale Advisory

S E C T O R S

"Townships  
"Mixed Used Developments  
"Banking & Financial Services  
"Data Centres  
"Residential  
"Logistics & Warehousing

"Energy & Resources  
"Fast Moving Consumer Goods  
"Healthcare  
"Hospitality & Casinos  
"Legal  
"Life Science

"Media & Advertising  
"Professional Services  
"Retail & Leisure  
"Technology & Telecommunications  
"Education  
"Commerical

# 22LIGHT

## Why Us?



We at 22light have the Science to Real Estate Aanalysis;  
Commerce to legally safeguard our Real Estate transaction &  
Art to succeed in building high investment real estate opportunities

### "India's Real-Estate Investor Intelligence Support Enterprise"

The 22light approach delivers rich data and predictive analysis to understand investment rewards vs risk.

The real estate valuation is complicated art which should be approached with scientific essence. The real estate industry moves through cycles of the bear and the bull run , hereby changing property valuations compounding in significant capital gains or losses.

Entering the market at the right time at the right price at the right location, safeguard the capital gain;  
Right project modelling ensures real value return on Investment  
The liquidity test is subjective to surrounding longterm development & socio economic analysis.

# 22LIGHT

## Contact Us



### By Appointment Only

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We at 22LIGHT provide creative customize turnkey solutions to ensure client service , trust & investment safety.

Confidential

Deliver Safe Investment, Returns & Trusted Relations



11