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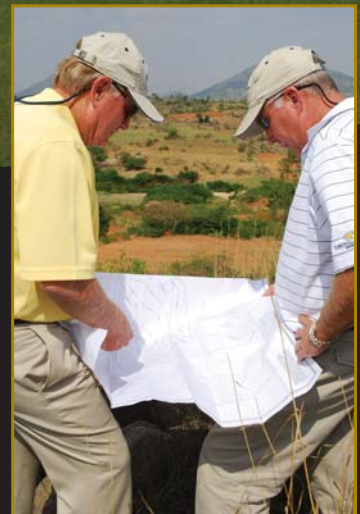


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Royal Indian Raj International Corporation Launches Golf India

VANCOUVER, BRITISH COLUMBIA - The Royal Indian Raj International Corporation (RIRIC), one of India's largest foreign direct investor in the real estate sector, announces the creation of the first-ever vertically integrated golf initiative in the sub-continent, Golf India.

"Through our truly innovative initiative, Golf India, RIRIC will help grow the game of golf in India from the grass roots to the highest level of world-class courses," said RIRIC Chairman and CEO Manoj C. Benjamin. "We intend to develop a chain of golf courses and resorts throughout the Indian nation, and the creation of Golf India is the first step on this exciting journey."

Golf India is a significant and substantive business initiative with potential for very strong growth and appreciation of stock and corporate value. RIRIC provides the unique opportunity to be part of this ground-breaking initiative by making available exclusive founding membership positions in advance of general world-wide offerings. For more information please contact Ken Corey, RIRIC Sr. Vice-president, at Ken@royalindianraj.com.

Golf India is charting an extraordinary new path for golf in India. RIRIC is one of the first Western companies to envision the vast potential of India's emerging market and to actively seek out Strategic Alliance Partners in order to capture 'first to market' advantage.

Working with a team of experienced international advisors, seasoned executives, and alliance partners, RIRIC's principles Manoj C. Benjamin and Collins Benjamin have developed Golf India with their proven and disciplined approach to value creation.

"It is incredibly exciting to be working with the game's finest designers and most knowledgeable golf experts as Golf India brings the best of every aspect of the game to India," said Brad Ewart, President of the Golf India initiative. "Golf is the fastest-growing participatory sport in the world and Golf India is on the cutting edge of that growth potential in India."

The initiative is truly from the 'grass roots' up as Golf India will create golf courses to the highest international standards working with the game's most-celebrated course architects and designers. Golf India incorporates Golf Course Construction; Golf Learning Centers; Driving Ranges; Par 3 and Executive Courses; Mini-Putt Courses; In-school Golf Programs; Turfgrass Management; Golf Management Institute; Franchised Retail Golf Shops; Golf Media and more.

In 1829, the first golf course outside of the United Kingdom was established: The Royal Calcutta Golf Club. RIRIC's Golf India is poised to make golf history in India again. As Jeev Milkha Singh, one of three India-born professional players now members of the European Tour and first Indian to play in the prestigious Masters tournament, recently told Golf World Magazine: "Golf is the fastest growing sport in my country today. The economy is booming, and my feeling is that the game is going to be huge."

Golf India is positioned to be a major player, and driving force, in that growth.

Royal Indian Raj International Corporation, (RIRIC), incorporated in Nevada, USA, in March 1999, with offices in Vancouver, London and Bangalore, India, maintains a country-specific, six-sector heavy infrastructure orientation, focused on the free world's largest emerging market, India. The company's vision is to help develop the New India by modernizing residential and commercial real estate developments, methodologies, and businesses through the realization of self-sustaining cities for the future. RIRIC implements leading-edge technologies and products in strategic alliance with world-class international corporations.

RIRIC's vision is to be the leader in bringing a new level of golf to India in the new millennium. RIRIC Golf India is a substantive business opportunity offering the potential for powerful growth and significant appreciation of stock and corporate value.

Fully understanding the economic potential of this opportunity, RIRIC has taken a long-term view to investment in India with two five-year programs that can result in substantial, above-average returns to investors. The company has a committed and disciplined team approach to value creation through its management capabilities and effective partnering with mutually beneficial alliances.

Golf India President Brad Ewart brings a wealth of experience to both the RIRIC development team and Golf India. Over the past 40 years Ewart has played golf in 31 countries worldwide and has played golf at an amazing total of just under 800 different courses. For five years Ewart was based in Tokyo, Japan where he worked as a golf instructor, writer and golf course design consultant. Ewart played the Asian Golf Circuit in 1990 and 1991 with stops in Calcutta and New Delhi, India; served as media chairman for the PGA Tour's Air Canada Championship; and was the marketing director for both the Westwood Plateau G&CC and the Golf Vancouver consortium.



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Royal Indian Raj International Corporation Signs Agreement With Nicklaus Design for Jack Nicklaus Signature Golf

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VANCOUVER, BRITISH COLUMBIA, Apr 07 (MARKET WIRE) --

The Royal Indian Raj International Corporation (RIRIC), one of India's largest foreign direct investors in the real estate sector, announces the signing of an historic contract with Nicklaus Design. The world's leading golf course design company will create a series of world-class Jack Nicklaus Signature Golf Courses in India as centrepieces to RIRIC's revolutionary new resort and residential communities.

The first Jack Nicklaus Signature Golf Course for RIRIC is about to commence construction in Bangalore, India. The project is the flagship for RIRIC's series of new Master Planned Towns that will all feature Jack Nicklaus Signature Golf Courses.

"Nicklaus Design is without a doubt the top golf course design firm in the world and we are extremely happy to provide the game's finest course designer with a variety of idyllic locations outside of India's major cities for Jack Nicklaus to create new masterpieces," said RIRIC Chairman and CEO Manoj C. Benjamin. "We are delighted to have the chance to work with such a prestigious and globally recognized company as Nicklaus Design."

Mr. Nicklaus will be making his first visit to India this month to inspect the site first hand and advance the detailed and complex design and routing process involved in constructing the first Jack Nicklaus Signature Golf Course in India.

"It is a great privilege to be associated with a company like the Royal Indian Raj International Corporation," Jack Nicklaus said. "They have established themselves as pioneers in the Indian real estate sector and we are excited about the opportunity to be a part of the company's entry into the golf sector. I think RIRIC's goal is to set the standard for golf and residential communities in India, and I think we share the same vision for our golf course design."

Nicklaus Design currently has projects under development in 45 different countries. The RIRIC course is only the firm's second project in India and its first in almost a decade.

"We are excited about teaming up with Jack and his renowned design team to create golf courses of unequalled excellence and distinction for India," added Mr. Benjamin. "India is home to a fifth of the world's population, yet the golf industry in the nation is in a nascent state and we intend to develop a chain of golf courses and resorts throughout the Indian nation under the Royal Indian Raj Golf India private brand (www.golfindia.ca). It is only fitting that we begin this ambitious and worthwhile endeavour with the greatest player golf has known and its finest course designer."

About Royal Indian Raj International Corporation

Royal Indian Raj International Corporation, (RIRIC), incorporated in Nevada, USA, in March 1999, with offices in Vancouver, London, and Bangalore, India, maintains a country-specific, six-sector heavy infrastructure orientation, focused on the free world's largest emerging market, India. The company's vision is to help develop the New India by modernizing residential and commercial real estate developments, methodologies, and businesses through the realization of self-sustaining cities for the future. RIRIC implements leading-edge technologies and products in strategic alliance with world-class international corporations. Partnered with these international leaders in their respective fields, RIRIC is focused on five of India's priority infrastructure sectors using a vertically integrated business strategy: Please visit our websites; www.rgvillas.com and www.riric.com.

About Nicklaus Design

For more than 35 years, the mission of the Nicklaus Companies has been to enhance the golf experience, and to bring to the national and international consumer golf-related businesses and services that mirror the high standards established in the career and life of Jack Nicklaus. These services include golf-course design, the development of golf and real estate communities, and the marketing and licensing of golf products and services.

The name Nicklaus has long been associated with greatness in golf and that legacy continues with the golf course design firm founded by Jack Nicklaus and owned by the Nicklaus family. Nicklaus Design, a team of the world's most accomplished golf course design associates, agronomists, and industry consultants is recognized as the world leader in golf course design. They have been involved with 325 courses open for play in 32 countries and 38 states. Of those, Jack Nicklaus has designed, co-designed, or re-designed 262 courses around the globe, 60 of which have been ranked in various national or international Top-100 lists. Nicklaus Design currently has courses under development in 45 different countries, 28 of which are new to the firm.

Nicklaus Design, lauded for years for its ability to masterfully weave golf course design with the residential component of a project, proved once again that it is an industry leader by taking almost a fifth of Golfweek's 2007 rankings of the Top 100 Residential Courses in the United States and 26 of Travel & Leisure Golf's Top 100 Golf Communities, including seven of the top 10. The marriage of high-end real estate and Nicklaus Design golf courses is among the most successful in the world. Real estate on Nicklaus courses consistently outperforms similar residential and resort properties, and maintain a quality and distinction unique in the world of golf course communities.

For this press release and additional information on Jack Nicklaus or Nicklaus Design, please visit www.nicklaus.com.

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ROYAL INDIAN RAJ INTERNATIONAL CORPORATION SIGNS AREA DEVELOPMENT AGREEMENT FOR THE COUNTRY OF INDIA WITH JACK NICKLAUS ACADEMY OF GOLF

FOR IMMEDIATE RELEASE

VANCOUVER, Canada – The Royal Indian Raj International Corporation (RIRIC), one of India's largest foreign direct investors in the real estate sector, announces the signing of an Area Development Agreement for the Country of India with Nicklaus Golf Centers, LLC. The announcement follows the signing of the historic contract with Nicklaus Design, the world's leading golf course design firm, for the creation of multiple championship-quality Jack Nicklaus Signature Golf Courses throughout India.

"As RIRIC develops world-class master-planned communities, resorts, and Jack Nicklaus Signature Golf Courses, it is also our goal to grow the game of golf throughout India," said RIRIC Chairman and CEO Manoj Benjamin. "This agreement with Nicklaus Academies ensures that current and future golfers in India will receive the finest instruction inspired by the teachings of the greatest player ever, Jack Nicklaus."

The Jack Nicklaus Academy of Golf learning centers, part of RIRIC's Golf India initiative [www.golfindia.ca] will be developed in the major Indian cities of Bangalore, Mumbai, and New Delhi.

"Grass-roots programs introducing children to the game of golf will be the foundation of Golf India's drive to grow the game in India," said Golf India President Brad Ewart. "The Jack Nicklaus Academies of Golf employ one of the most complete and dynamic instruction programs offered in the game of golf. Jack Nicklaus' genius and understanding of the game is incorporated in all of the Academy programs and are designed to improve and educate golfers at every level of ability."

All Golf India facilities will be built with "children-friendly" aspects throughout, and on all of RIRIC golf courses, special "Bear Cub" tees will be set up for young golfers. The Jack Nicklaus Academies of Golf Centers are an important part of RIRIC's goal of growing the game of golf throughout India. "We look forward to the first Jack Nicklaus Academy of Golf learning center being established at the Royal Garden Villas & Resort [www.rgvillas.com] in Bangalore, India," Mr. Benjamin added. "As the game of golf grows in India, RIRIC and Golf India will grow along with it throughout the country."

"I've always said that golf is a lifetime pursuit of problem solving," Jack Nicklaus said. "We hope participants who visit any of the Academies worldwide will experience quality golf instruction and take what they have learned from the practice tee to the golf course. The better you play the game, the more fun you will have on the golf course."

ABOUT THE JACK NICKLAUS ACADEMY OF GOLF

The Jack Nicklaus Academies of Golf have the most complete and dynamic instruction program on the market. Years of proven experience is combined with the latest methodology and technology to enhance your overall golf offering. No other golf academy has our reputation. No other academy assembles more collective experience. No other academy invests in developing its own proprietary technology. No other academy demands excellence. It's not just how you play the game – it's where you establish the playing standard. Realize the true potential of golf instruction through the proven philosophy and success of Jack Nicklaus.

For additional information on Nicklaus Academies please visit www.nicklausacademies.com

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Please visit our websites; www.rgvillas.com, www.riric.com, www.golfindia.ca

ABOUT RIRIC'S GOLF INDIA:

RIRIC's vision is to be the leader in bringing a new level of golf to India in the new millennium. RIRIC Golf India is a substantive business opportunity offering the potential for powerful growth and significant appreciation of stock and corporate value. Fully understanding the economic potential of this opportunity, RIRIC has taken a long-term view to investment in India with two five-year programs that can result in substantial, above-average returns to investors. The company has a committed and disciplined team approach to value creation through its management capabilities and effective partnering with mutually beneficial alliances.

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INTERVIEW / Jack Nicklaus, one of the greatest golfers of all time, visits Bangalore

'Learn what your abilities are'

DH photo / Srikanta Sharma R

By R SATYA
DH News Service

BANGALORE: He may not have dominated the game like Tiger Woods does these days, but Jack Nicklaus was one of the most accomplished golfers ever. Woods may not have many rivals to challenge him, but Nicklaus, known as 'The Golden Bear', had to contend with Arnold Palmer, Gary Player, Tom Watson and a host of other challengers during his playing days.

Despite the competition, Nicklaus came up head and shoulders above the rest. The Ohio golfer raked up an amazing 18 major wins — Woods has won 13 so far — and a stunning 73 PGA Tour wins in a career spanning over four decades.

Though he doesn't hit the fairways and greens on a regular basis, he does design many. His love for the game is what has kept him occupied. That was what got the golfing legend to the Garden City, Nicklaus, who was in Shenzhen, China, to receive a lifetime achievement award from Mission Hills Golf Club, flew into Bangalore on Friday afternoon to inspect a site near Nandi Hills.

The 273-acre course will be designed by the man himself for Royal Indian Raj International Corporation. After a hectic tour of the site, Nicklaus, on his first visit to India, spoke to *Deccan Herald* on a variety of topics. Excerpts:

You brought power to the forefront, do you think technology has re-defined the game now?

It has totally changed the game, yeah, absolutely. It is a totally different game. The game that I played and the game that is played today are two different games. They look the same but they are really very different.

Do you think there is a



Jack Nicklaus says Tiger Woods needs to stay fit to surpass his all-time record.

need to build tougher and longer courses to nullify the technology factor?

Well, I don't think the average golfer has improved that much. And I think most of the technology has really been for the good players. They say it is for the average golfer, but it really is better for the good player more. We used to do golf courses 7,100 yards, while the average player is playing 6,500 or 6,000 yards. When I still do the average golf course, I make another 400-500 yards more for the good players.

What kind of courses do you like to design?

I like good pieces of property. I like to get my design juices flowing and get interested in what I'm doing. I like to find a golf course

rather than try to create a golf course. Sometimes you get property that you have to really create.

I kind of make people think on my courses. I like to walk up to the first tee and like to see what's out there and have them to force them to make a decision. And make them play on a pretty golf course.

Golf is more a mental game and Tiger Woods' sheer presence seems to unnerve his rivals now. Did you have a similar impact on your rivals when you played?

I don't know. The only person you can control in the game is yourself. When I found players being intimidated by me, I thought that was kind of silly. Because

they can't control me, I have to control me. So, they would have to try to control themselves and if they couldn't do a good job of that, that was their problem.

Do you think Woods will surpass your record of 18 major wins?

Who knows, he probably will. He has got a long way to go. He has to get five and six to go past me. I think he probably will but it's never a gimme. He is still got to go and play. He is got to be in good health. He has had knee operation last week, for the second time on the same knee. Who knows how he is going to come back. I was very fortunate, I had very few injuries. You've to be lucky. He probably will, in the next five or six years.

Let's sit back and watch and enjoy. He is marvellous to watch and plays great.

Unlike Woods now, there was lot of competition during your playing days. Can you describe your rivalries with Arnold Palmer, Gary Player and Tom Watson?

Well, the way I looked at it, I never really thought about rivalries. As I said, all I could do was to do what I could do. I would play my game. I knew that if I didn't play well, I could always look at the leaderboard and there would be (Arnold) Palmer, Gary (Player) or (Tom) Watson. One of those guys would be ready to win. That is not the case today. I knew in those days, that I will be ready and better play well.

How was the feeling when you beat both Player and Palmer by nine strokes at The Masters in 1965?

Well, that just happened. Arnold, Gary and I were pretty even for most of our lives. But they both inspired me. Maybe I wanted to play really well. At The Masters, I really played well. We were all tied at the end of two rounds. All three of us shot 138 after two rounds and I then shot 64, 67 I guess.

Your best moment?

Oh, there were so many good ones and it is very hard to pick the best one. 1986 Masters was pretty special. I have to say that only because most of my career I expected to win if I played well. I did not expect to win that.

After playing your last tournament at St Andrews in July 2005, did you ever think of coming out of retirement?

When I finished playing golf in 2000, I pretty much felt that I wouldn't play any more. The R&A rescheduled the British Open for 2005 so I could do it at age 65. I felt like I had to play, because

they did that. It was a very nice gesture on their part and it was actually the right place for me to finish.

What do you think about Indian golf? Have you seen any of the top Indian golfers?

I don't know anyone. You obviously have a lot of population. You have a lot of youth. The awareness of the game is going to come from people having success. You need to get the young into the game. You need to produce more and more golfers. With the huge population base you have, your future is probably very good.

What is your advice to young hopefuls who take up the sport?

The hardest thing to learn on the golf course is to learn what you can do yourself. Learn what your own abilities are and you have to learn how to play your golf. Even when I was not playing well, I understood I could do that (play) better. I didn't do something I couldn't do. So each golfer when they play, a 10-handicapper or a 20-handicapper. A 20-handicapper is never supposed to par a hole. So play every hole for a bogey. Maybe they would have given themselves lots of opportunities for pars by not trying to play like Jack Nicklaus but by trying to play like themselves.

If not a golfer what would you have been?

I think I would have played a sport of some kind. I think baseball was probably my best sport other than golf. Yeah, I would have played some sport. What I would have done beyond that I don't know. I'm a pretty lucky guy to have played a sport, be successful in that sport and be able to stay in that sport and design facilities and never have to leave my game. It is pretty hard to imagine wanting to do anything else, for me.

THE TIMES OF INDIA

TIMES SPORT

Nicklaus touch for city golf

Golf Legend Takes First Step Towards Designing Course In Nandi Hills

Ruma Singh | TNN

Bangalore: While Bangalore's attention was focused on the IPL, one of the world's best known sporting icons flew into the city on a hush-hush visit. Golf legend Jack Nicklaus, on a world tour of golf courses designed by him, flew in on his private jet accompanied by a 11 member support staff, including a US-based golf channel recording his every move.

His tour began in Japan. After Korea, Hong Kong and Bangalore, he flies to Seychelles, South Africa and Venezuela before returning home to Florida.

Nicklaus, at 67 is still among the highest earning sportspersons in the world. Only his earnings don't come from playing tournaments, but designing golf courses, for which he is reputed to charge \$2 million plus.

This is Nicklaus' first-time in India, even though he has already designed one signature golf course in Gurgaon, near Delhi. He's in Bangalore checking out the areas surrounding Nandi Hills, where a 273 acre golf course is being planned. It's a long hot afternoon surveying the site, moving from one vantage point to another. But in an hour he is able to visualise the lay of the course in his mind.

What does he think? "I saw a lot of agricultural land, a lot of trees. Then suddenly this gorgeous ravine, with wonderful rock outcroppings. You really don't have to do very much to this, just enhance rather than change it. It reminds me of Colorado," he says.

About Bangalore, he says, "I



Jack Nicklaus surveys the site at Nandi Hills with his son Jack Nicklaus Jr (left) and designer John Cope (right)

was expecting a high-tech area. I was a little surprised. There are a lot of villages, a lot of people, some poverty — not unlike South America in many ways. But of course this is not the entire city. I've spent just eight hours here. And the peo-

ple seem happy and they are peaceful, as I knew they would be."

There's no surprise at the study in contrast. "The middle class here has a disposable income, they want to live and enjoy life, and playing golf is one way that comes to mind.

This golf course would be a global opportunity to develop the game of golf. China, for instance, has a history of some years of golf. India has just about 100,000 golfers I believe, that's not a lot," he says.

Which country has posed the greatest challenge to him in terms of course design? "Japan is always difficult, because of the regulations. That confines you in terms of your design. But every place poses a different challenge."

Golf in India is growing at a rapid pace, but there's a lot that needs to be done, he points out, most of it at the grassroots level. "You need to expose the youth. In Russia and China, for instance, the game is subsidised, there are public courses, very good for the sport. The youth need to be given the opportunity. The First Tee is a charity movement I support in the US. It now has 270 chapters all over the world, in China, Japan, Ireland and New Zealand. It brings opportunity to kids who have never seen golf played, and teaches them values through the game. It's a way to learn to be a good person, to learn leadership," he says.

Then comes the inevitable Tiger Woods question. Tiger has 13 major titles to his name, chasing Nicklaus' record of 18.

When does he see that happening? Nicklaus, who has won 179 top three finishes on the USPGA Tour alone, smiles. "If he does it. Of course he's still got time. He may never beat my record or he may win a whole bunch more in a short while. He's a very talented young man. And he has his sights set firmly on my record."

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Golfing

Signature golf courses for India fit for a Raj

The Royal Indian Raj International Corporation (RIRIC), one of India's largest foreign direct investors in the real estate sector, has joined forces with Nicklaus Design to create a series of world class Jack Nicklaus Signature Golf Courses in India.

The first Jack Nicklaus Signature Golf Course for RIRIC is currently under construction in Bangalore, India. The project is the flagship for RIRIC's series of new master planned towns that will all feature Jack Nicklaus Signature Golf Courses.



Golfing in Bangalore

"We expect the on ground course construction to commence this fall with a projected course opening 18 to 24 months after that," Kenneth Corey, vice president marketing and operations told TTN.

"Nicklaus Design is without a doubt the top golf course design firm in the world and we are extremely happy to provide the game's finest course designer with a variety of idyllic locations outside of India's major cities for Jack Nicklaus to create new masterpieces," said RIRIC chairman and CEO Manoj Benjamin. "We are delighted to have the chance to work with such a prestigious and globally recognised company as Nicklaus Design."

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More this month on Golfing

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Realty at its premium best

It's but for a reason people call it the real estate, as it holds the key to turn the dream into reality.

With an aim to help discerning customers realise their dreams, Vancouver-based Royal Indian Raj International Corporation (RIRIC) plans its foray into the Indian market. With Manoj C Benjamin at the helm of affairs, the group comes to Bangalore with a pioneering concept of self-sustained townships, under its Royal Garden City projects and its Royal Garden Villas & Resorts' brand.

The Royal Garden Villas and Resort in Bangalore is a master-planned gated community with exclusive amenities, including a chateau winery, opulent club house, world-class spa and pool. Besides these, the property also boasts a five-star hotel, Tennis & Fitness Center, internationally renowned shops, restaurants, an equestrian center and supermarkets.

Also included in the plans is a movie theatre, which is slated for phases 2 and 3. "We see the integrated township format as a key driver of the future housing supply and as a catalyst for the much needed infrastructure investments in India. The Indian government has spelt out key incentive policies to provide an impetus towards easing the flow of private investments and Royal Garden City is one of the first to have been conceptualized and planned to meet this objective," says Manoj.

Under this initiative, RIRIC plans to develop first-class resort communities and modern

satellite cities in India, with the project coming up near the new Bangalore airport. With a proposed expansion of 150 to 300 acres. The project is touted to be one of Asia's largest new city developments and is expected to become a model for such projects. The company has also planned similar projects in Mumbai, Delhi and Kolkata. Further to these developments, RIRIC has partnered with one of the world's largest hotel chains to build budget style hotel rooms throughout India at an estimated investment of US \$ 5 billion. The firm also has plans to announce exclusive rights in India with one of the world's largest realty marketing groups by June.

The Royal Garden Villas & Resort, Bangalore, RIRIC's inaugural project, lies on approximately 17 acres of prime land situated between downtown Bangalore and the new Bangalore International Airport.

The project will offer residential apartments from bungalows to townhouses and the ones modelled after luxurious western subdivisions. Manoj says, "We will offer affordable homes from \$ 80,000 to \$ 300,000, as well as high-end villas that are in the half million dollar range."

Through ingenious landscaping and architectural designs, Royal Garden Villas & Resort has been endowed with the look, feel, grace and sense of community enjoyed in Tuscany, but also offers amenities that could never even be imagined in rural Italy.

Tuscany Square, in the heart of the Royal Garden Villas, is not just elegant but a standing testimony to refined living. In the charming piazza, with its feeling of a friendly neighborhood, residents, along with their children and guests, can sample cuisine or casual fare, the best of local and imported goods, or simply relax by the fountain and plan the rest of the day.

In what can be termed as another feather in its plume, RIRIC is the first among infrastructure companies from the West to recognise the potential of economic environment in the wake of several reforms in India. Lauding the efforts of RIRIC to build sustainable townships in the country, Anil K Agarwal, President of ASSOCHAM (Associated Chamber of Commerce and Industry of India), says, "Royal Indian Raj International Corporation has been named the number one leading Foreign Direct Investor (FDI) in the real estate sector in India."

Another project in the offering is the Golf India. As part of the project, RIRIC has tied up with golf legend Jack Nicklaus to develop a signature 18-hole tournament-quality golf course on the exclusive site. The 18-hole course, to come up in Nandi Hills, will be on an undulating, rock-strewn site and may well be rated as the finest golf course in the country.

In golf parlance, the name of Jack Nicklaus is considered on par with excellence. He has

a lot of achievements, including 18 major championship titles to his credit and has etched his name in the minds of golfing enthusiasts forever. His brilliance extends far beyond his accomplishments as a player. At present, he is known better as a superior golf course designer. "What I have learned can be put into a piece of ground and that will last eternally," is how Jack Nicklaus prefers to put it. During his recent visit to the city, he was all praise for the course site and said, "The biggest site challenge is not to miss what's good. There is a lot here." To top it all, RIRIC also holds exclusive rights for India for Jack Nicklaus Signature Golf Courses.

So with its inception, Nicklaus Design conceived The Royal Indian Raj Golf & Country Club would assure a unique opportunity to enjoy the experience of world-class golf, coupled with five-star dining and all amenities one would find in an exclusive private club. The club will also include a lodge, clubhouse, practice facility and a full-service restaurant for both residents and guests at the Nandi Hills Palace.

Here's a trail of how dreams take solid shape.

CHOKKAPAN S



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BY PHIL MICKELSON

GOLF DIGEST PLAYING EDITOR

US OPEN PREVIEW

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Golf Digest, June 2008



[The Finest Property & Finance, News & Analysis : in2perspective.com](#)

Golf course properties a huge hit in India

By Nick Booker, Staff Columnist

Published 5th May 2008, (a Monday) at 12:00AM

See also... [Delhi-real-estate](#), [India-real-estate](#), [Golf-Course-Property](#), [Unitech-Grande](#), [Jaypee-Noida](#), [Jaypee-Greens](#), [DLF-Golf-and-Country-Club](#)

The trend for developers incorporating a golf course in their projects is growing. Demand from more discerning clients looking for world-class projects has encouraged dozens of golf themed developments to spring up around India.

Golf courses enable developers to generate revenue whilst providing residents with open space, landscaped greenery and of course entertainment. Although there are golf course projects coming up all over India some of the very best are in the National Capital Region. DLF Golf and Country Club in Gurgaon and Jaypee Greens in Greater Noida are already very popular but there are projects under development that will be even better.

“The golf cities make an attractive proposition for NRIs and HNIs who together constitute 50 per cent of buyers in the premium housing segment,” Kunal Banerjee, head of corporate communication, Ansal API. That's why big players like Unitech, DLF, Ansal API, Omaxe and Jaypee have already launched an array of golf-centric projects.

Royal Indian Raj International Corporation, a foreign direct investment company in the Indian real estate sector based out of Vancouver, just last month announced a partnership with golf legend Jack Nicklaus to build as many as eight 18-hole courses as multi-million-dollar centerpieces to the firm's new resort and residential communities across India.

DLF Golf and Country Club, Gurgaon, situated on the outskirts of Delhi, is flanked by the twin luxury high-rise residential projects 'The Aralias' and 'Magnolias' inside the 18-hole DLF Golf Course. And DLF is not a case in isolation.

After the Karma Lakelands project in Gurgaon with a 9-hole golf course, Unitech has launched Unitech Grande over 347 acres along the Noida expressway neighboring the capital city. It offers an ultra luxurious residential project built around Greg Norman-designed 18-hole golf course.

In the same locality, Jaypee Green, a township by the Jaypee Group, also boasts of luxury villas and high-rise apartments built around Greg Norman-designed 18-hole golf course. This project is currently In2Perspective's top investment choice for the NCR region.

“Golf home projects are exclusive projects. Slight slumps in the market that generally slow down the middle housing segments usually do not affect these projects, as the buyer is exclusive and very selective about the property,” said Pramod K. Magu of Unitech.

If you are interested in investing in a property overlooking a golf-course then contact us at In2Perspective. We have apartments in the Jaypee Noida Golf Course project from just Rs46 lacs. Email nick@in2p.co.uk for more information and advice.

Indian 'Golf Cities' Fuel Real Estate Boom, Attract Non-Resident Indians

By [Sumit Kumar](#), Section [Environment](#)
 Posted on Wed May 07, 2008 at 05:51:38 AM EST

Townships with designer interiors and world-class architecture are passé. Developers are now turning to golf to attract non-resident Indians and high net worth individuals in the premium housing segment. Residential dwellings built around a golf course are the latest buzzword in the super-premium housing segment of the Indian realty industry, estimated at \$15 billion and growing at 35 per cent annually.

"The golf cities make an attractive proposition for NRIs and HNIs who together constitute 50 per cent of buyers in the premium housing segment," Kunal Banerjee, head of corporate communication, Ansal API, told IANS. No wonder big players like Unitech, DLF, Ansal API, Omaxe and Jaypee have already taken the plunge with an array of golf-centric projects.

Royal Indian Raj International Corporation, a foreign direct investment company in the Indian real estate sector based out of Vancouver, just last month announced a partnership with golf legend Jack Nicklaus to build as many as eight 18-hole courses as multi-million-dollar centrepieces to the firm's new resort and residential communities across India.

"These high end customers are ready to pay big bucks for a sprawling home amidst the greens with a promise of high class lifestyle," said a spokesman from DLF. "And even with a hefty price range from Rs.7.5 million to Rs.90 million, these projects have been snapped up like hot cakes," he further added.

DLF Golf and Country Club, Gurgaon, situated on the outskirts of Delhi, is flanked by the twin luxury high-rise residential projects 'The Aralias' and 'Magnolias' inside the 18-hole DLF Golf Course. And DLF is not a case in isolation. After the Karma Lakelands project in Gurgaon with a 9-hole golf course, Unitech has launched Unitech Grande over 347 acres along the Noida expressway neighbouring the capital city. It offers an ultra luxurious residential project built around Greg Norman-designed 18-hole golf course. In the same locality, Jaypee Green, a township by the Jaypee Group, also boasts of luxury villas and high-rise apartments built around Greg Norman-designed 18-hole golf course. Omaxe is also developing a Golf Theme Township estimated at Rs.18 billion in Raipur, the capital of Chhattisgarh.

Developers attribute the trend to growing passion for golf among the elites.

"Golf is not just a game but it's a symbol of urban upper class lifestyle," Pramod K. Magu, executive vice president, Unitech, told IANS. "So from the top brass of the corporate world to those who aspire to arrive in life, everyone finds residences built around the golf course an ideal abode," Magu added. The fact that the project caters to an exclusive segment of society goes in favour of the developers.

"Golf home projects are exclusive projects. Slight slumps in the market that generally slow down the middle housing segments usually do not affect these projects, as the buyer is exclusive and very selective about the property," Magu said. And the trend is fast spreading from metros to emerging cities. For example, Ansal API's Sushant Golf City Lucknow is spread over 2,000 acres on the outskirts of the Uttar Pradesh capital.

"Earlier golf was restricted to a select group, but it has grown popular over the years with many middle level executives and business class taking active interest in the game," Banerjee said. And with top-tier Indian players like Jeev Milkha Singh and Digvijay Singh teeing off at \$ 2.3 million world tournaments, the sport's popularity is booming across the socio-economic spectrum.

That is the reason Ansal API are proposing a Royal Palms Golf and Country Club in Lucknow that will offer residents the services of golf trainers and coaches.

Even Sahara is providing a golf academy to impart professional golf training in its Amby Valley project built around an 18-hole golf course at Lonavala, 96 km from Mumbai. **IANS, April 30 2008**

Here are ten of the best courses where you can golf India:

Here are ten of the best courses where you can golf India:

1. Eagleton Golf Resort, Bangalore

This 18-hole par 72 course set on 170 acres of natural Bangalore beauty offers a championship golf course. The expensive club house and hotel is centrally air-conditioned and measures 3 million square feet, making it the biggest of its kind in South East Asia.

2. Delhi Golf Club, New Delhi

Built in 1931, Delhi Golf Club (originally called the "Lodhi Golf Course") contains many Tughlak and Lodi dynasty monuments & is also home to over 300 species of birds. It also organises professional tournaments such as the Indian Open, part of the Asian PGA circuit.

3. Royal Calcutta Golf Club, Calcutta

Built in 1829, this was the first golf club constructed outside of Great Britain. This ageless wonder retains its challenges of small greens and frequent water hazards despite its mostly level terrain. There are also strategically placed water tanks to add to the course's adversity.

4. The Gaekwad Baroda Golf Club, Badora

The 'Lukshmi Villas Palace Golf Course' is a part of 'The Gaekwad Baroda Golf Club'. It is located in the Lukshmi Villas Palace grounds, where the Royal Family of Baroda resides in the Lukshmi Villas Palace.

5. Coimbatore Golf Club, Tamil Nadu

Set on 180 acres of scenic fertile terrain this 18-hole spread has a distance of almost 6,800 yards. This modern course features deep fairways and fast greens. The wind is notorious for altering the score card and be sure to watch out for the shrub-covered canyon on the 8th hole.

6. Bombay Presidency Golf Club, Mumbai

This renovated 18-hole course set in a Mumbai suburb has an "elephant pit" hazard on the 16th hole. Overall the fairways are tight and the greens are sleek making for enjoyable play even though the course is a bit short (6,200 yards) by golfing standards.

7. Hyderabad Golf Club, Hyderabad

Managed by the Indian army but available for public use this 18-hole course has a natural lake and stretches into the 'Naya Quila' a part of the historic Golconda Fort complex now considered an archaeological site. The 12th green is located next to a bungalow once used by a young Winston Churchill. The 14th green is called Waterloo in memory of a golfer who took 6 puts to sink from less than three feet.

8. Agra Golf Club, Agra

This 9 hole course may seem small, but there is nowhere else in the world where you can play golf with the Taj Mahal as your background.

9. The Royal Palms Golf and Country Club, Mumbai

The Royal Palms sports an 18-hole championship course spread over 100 acres. Three man-made lakes add to the landscape, and the club also has various clubhouse restaurants to offer visitors.

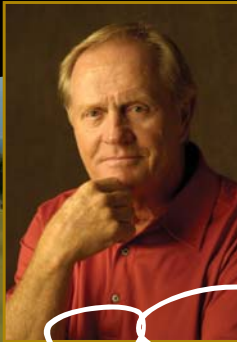
10. Aamby Valley Golf Course, Pune

The Aamby Valley Golf Course was named Course of the Year by the Professional Golfers Association of India August 2005. It also hosted the inaugural Aamby Valley Asian Masters tournament on the Asian Tour in May 2006. Royal Indian Raj International Corporation, a foreign direct investment company in the Indian real estate sector based out of Vancouver, just last month announced a partnership with golf legend Jack Nicklaus to build as many as eight 18-hole courses as multi-million-dollar centrepieces to the firm's new resort and residential communities across India.



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Nandi Hills, Bangalore, India

The Royal Indian Raj Golf & Country Club, designed by Jack Nicklaus in the beautiful Nandi Hills will be built to the highest standard of International golf. With an uncompromising commitment to excellence, The Royal Indian Raj Golf & Country Club offers a unique opportunity to enjoy the experience of world-class golf, five-star dining and all of the amenities that an exclusive private club has to offer.

Nicklaus Design, the world's leading golf course design firm, has chosen a routing through a gentle rolling, valley. Luxurious homes will line many of the fairways with a lodge, clubhouse, practice facility and full service restaurant for residents and guests at The Nandi Hills Palace.

There will be 35 Founding Members of The Royal Indian Raj Golf & Country Club at Nandi Hills, who will be extended elite status in a distinguished, private club setting. An additional 500 Nandi Hills Charter members will make up this private golf club.

For non-golfers there are other membership offers that include: Corporate, Social, Fitness Centre, Tennis Club and Family memberships.



Jack Nicklaus



Jack Nicklaus

A SIGNATURE GOLF COURSE

ABOUT NICKLAUS DESIGN



The name Nicklaus has long been associated with greatness on a golf course. The 18 major championships. The electrifying finishes. The sheer will to win. Jack's achievements are legendary. However, the name Nicklaus transcends his dominance as a player and extends far beyond Jack alone. Today, Nicklaus also stands for superior golf course design, a result of Jack's more than four decades as a renowned golf course designer.

Together, they represent Nicklaus Design, a team of the world's most accomplished golf course design associates, agronomists, industry consultants, and experts in golf course construction and marketing. Just as Jack once raised golf to a higher level, Nicklaus Design has elevated the standards of golf course design. The result of that dedication and ingenuity is hundreds of spectacular courses worldwide. Yet as unique as each design is, they all share the Nicklaus' philosophy of working closely with clients, enhancing the natural environment and creating courses that are both challenging and enjoyable for players of all levels.

If Jack Nicklaus' mark on the 20th century was his golf game, his legacy in the 21st century will be his golf course design. For more than 30 years, Nicklaus courses have blanketed the country and the globe, establishing Jack as one of the world's premier golf course designers. His stature as a designer is on par with his place in golf history as a player.

"DESIGNING A GOLF COURSE IS MY TOTAL EXPRESSION. I ALWAYS KNEW MY GOLF GAME WOULD ONLY GO ON FOR SO LONG. BUT WHAT I HAVE LEARNED CAN BE PUT IN A PIECE OF GROUND AND THAT WILL LAST BEYOND ME."

JACK NICKLAUS



JACK NICKLAUS ACADEMY OF GOLF

Jack Nicklaus
ACADEMY OF GOLF

The Jack Nicklaus Academy of Golf is the leading provider of golf instruction in the world. A Nicklaus Academy is a total package that is comprised of the finest branding, marketing, facility design, technology integration, club fitting, fitness and wellness training and of course, golf instruction delivered through a proven system by certified Nicklaus Academy professional instructors.

The Jack Nicklaus Academy of Golf's philosophy is based around the Greatest Golfer of the Century, Jack Nicklaus, and on a proven system of instruction that is 'results based', not swing specific.

Proprietary state-of-the-art analysis systems assist the professional in explaining and demonstrating the proper swing sequence. Nicklaus Academy professionals' ability to use any number of integrated technologies allows them to shorten the learning curve so they generate greater results in less time.

Through Mike Malaska, Director of Instruction worldwide, Nicklaus Academies makes a commitment to understanding the physical aspects of the body and the golf swing. The Jack Nicklaus Academies guarantee to improve your game by improving swing mechanics, sequencing of the body by stretching, strengthening and conditioning the body using fitness equipment and other training aids that can better train muscles in the ideal feel of a proper golf swing.

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Founders Lounge

Personal Power Cart

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Founders Club Tour Golf Bag with full set of clubs

Founders Club Jacket

Founders Membership includes immediate Family Members

Yearly Food & Beverage charge

Monthly dues

A wide-angle photograph of a golf course green. A yellow flag is visible in the foreground, and several people are scattered across the green. The background shows a lush, hilly landscape with trees and a clear sky.

WALK IN THE FOOTSTEPS OF A LEGEND



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Locker Room / Locker

12 golf lessons at Jack Nicklaus Academy of Golf

Member / guest rate for all guests

Unlimited Range balls

Yearly dues / Yearly Food & Beverage

Charter Members will have priority access to purchase golf course residential lots

Charter Membership includes immediate Family Members

The Royal Indian Raj Golf & Country Club of Nandi Hills offers new members an attractive and affordable Entry Fee Installment Plan. The Installment Plan is based on receiving twenty-five percent (25%) of the Entry fee as a down payment with the balance due over a seven year period interest free through eighty-four (84) monthly payments.

OTHER CATEGORIES OF MEMBERS:

- Social
- Corporate
- Tennis Club
- Fitness Centre



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Down Payment \$25,000.00
Balance Due: in eighty-four equal
monthly installments of \$892.85

MEMBERSHIP INCLUDES:

Full playing Membership
Yearly dues - US \$6,000.00
Locker Room / Locker
Unlimited Range balls
Yearly Food & Beverage
US \$1,000.00 minimum per year
12 golf lessons at Jack Nicklaus Academy of Golf
Reciprocal play at other RIRIC courses in India
Member / Guest rate for all guests
Charter Members will have priority
Access to purchase golf course Residential lots
Membership in Jack Nicklaus
International Golf Club reciprocal program

The Royal Indian Raj Golf & Country Club of
Nandi Hills offers new members an attractive
and affordable Entry Fee Installment Plan.
The Installment Plan is based on receiving
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as a down payment with the balance due
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Over time, the forces of nature molded and shaped a unique landscape to create a canvas on which talented golf course designers crafted their masterpiece.

On the outskirts of Bangalore, below the skyline of the ancient Nandi Hills, one such property exists. There, one of the finest players and designers in the history of golf, Jack Nicklaus, is about to work his mastery and leave his legacy in the soil of India.

On a dramatic, undulating, rock-strewn site an 18-hole championship Jack Nicklaus Signature Golf Course will take shape. From opening day forward, this may well be the finest golf course in all of India.

“Designing a golf course is my total expression,” Nicklaus has said. “My golf game can only go on so long. But what I have learned can be put into a piece of ground and that will last beyond me.”

The name Nicklaus has long been associated with greatness on a golf course. His achievements including



*“This is a very pretty piece of property.
Not too hilly. Not too soft. Very nice”*

WALK IN THE FOOTSTEPS OF A LEGEND

18 major championships, will be part of golf’s lore for as long as the game is played. Yet the Nicklaus name now extends far beyond his accomplishments as a player. Today Nicklaus is synonymous with superior golf course design.

The Royal Indian Raj Golf & Country Club at Nandi Hills, now being designed by Jack Nicklaus, will be built to the highest standard of international golf.

Nicklaus Design, the world’s leading golf course design firm, has chosen a routing for the world-class championship 18-hole course through a gently rolling valley. Sophisticated luxury homes on select estate properties will look out over the course. Estate and family residences are just one part of the lifestyle.

The Club will also include a lodge, clubhouse, practice facility, and full-service restaurant for residents and guests at the Nandi Hills Palace.

There will be 35 Founding Members of The Club at Nandi Hills who, by invitation only, will be extended elite status in this distinguished Club.

An additional 500 Nandi Hills Charter members will join the Founders at this Private Golf Club that has all the potential to be the finest golf club in India.

Members and guests will enjoy a manicured layout that is as challenging as it is pleasing to the eye.

The course and the stately clubhouse with all the amenities of the finest golf clubs of the world, including a swimming pool and fitness center, lounges, restaurants and cigar room, will reflect the meticulous attention to detail and the impeccable standards of both Jack Nicklaus and the developer, Royal Indian Raj International Corporation (RIRIC).



Jack Nicklaus and his design associate John Cope make changes to the routing plan during their April 18, 2008 site visit.

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**Royal Indian Raj International Corporation
Signs Agreement With Nicklaus Design For
Jack Nicklaus Signature Golf Courses Across India**

VANCOUVER, BRITISH COLUMBIA -- (MARKET WIRE) -- 04/07/08 --

The Royal Indian Raj International Corporation (RIRIC), one of India's largest foreign direct investors in the real estate sector, announces the signing of an historic contract with Nicklaus Design. The world's leading golf course design company will create a series of world-class Jack Nicklaus Signature Golf Courses in India as centrepieces to RIRIC's revolutionary new resort and residential communities. The first Jack Nicklaus Signature Golf Course for RIRIC is about to commence construction in Bangalore, India. The project is the flagship for RIRIC's series of new Master Planned Towns that will all feature Jack Nicklaus Signature Golf Courses.