



ACTUAL SITE PHOTOGRAPH · NH-2 BYPASS · GROUND FLOOR PREMISES TO LET

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Underserved Banking Corridor on NH-2.

Kshatriya Nagar is a rapidly growing commercial hub. Dev Hospital next door generates 500+ daily visitors — captive banking footfall. NH-2 bypass is a rural feeder zone with no organised banking presence.

3,250

SQ FT TOTAL

500+

HOSPITAL VISITORS/DAY

4-POINT

EARTHING READY

2026

NEW RCC BUILD

SUITABLE FOR:

- Public Sector Bank Branch (SBI / PNB)
- Private Bank Branch (HDFC / ICICI)
- NBFC / Microfinance Institution
- ATM Kiosk (<150 sq ft corner unit)
- Insurance / Fintech Service Centre

4-Point Earthing

CCTV Provision

Separate Entrances

RERA Compliant

Freehold Title

LOCATION HIGHLIGHTS

500+

hospital visitors/day — captive banking footfall

0

organised bank branches on this NH-2 stretch

5-9 YR

preferred lease term — ideal for institutional tenants

Direct deal with owner — no brokerage.

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Infrastructure Readiness

- 4-point earthing provision (bank-grade standard)
- 3-Phase + Single Phase power supply
- Separate entrance per unit possible
- CCTV provision + boundary wall ready
- UPS / server room space adaptable

Banking Corridor Advantage

- Dev Hospital next door — 500+ daily visitors
- No organised banking on this NH-2 stretch
- Rural feeder zone — large unbanked catchment
- NH-2 growing corridor — ATM + branch demand
- Long-term institutional lease terms welcome

Property Specifications

Address	NH-2 Bypass, Kshatriya Nagar
Total Area	3,250 sq ft (partitionable)
Min Unit	From 800 sq ft
Earthing	4-point earthing provision
Power	3-Phase + Single Phase
Ceiling	~12 ft (false ceiling ready)
Shutters	2 rolling shutters
Frontage	~55 ft on NH-2 road
ATM Corner	Corner unit for ATM <150 sq ft
Security	External CCTV + boundary wall
Title	Freehold · Clear · RERA compliant
Lease Term	5–9 years standard bank lease

Yashwant Kumar Singh

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HOW TO PROCEED

1. Site Visit

Call to schedule a walkthrough

2. Discuss Terms

Negotiate rent & lease duration

3. LOI / Agreement

Sign letter of intent & lease deed

4. Possession

Take keys — fit-out begins

