

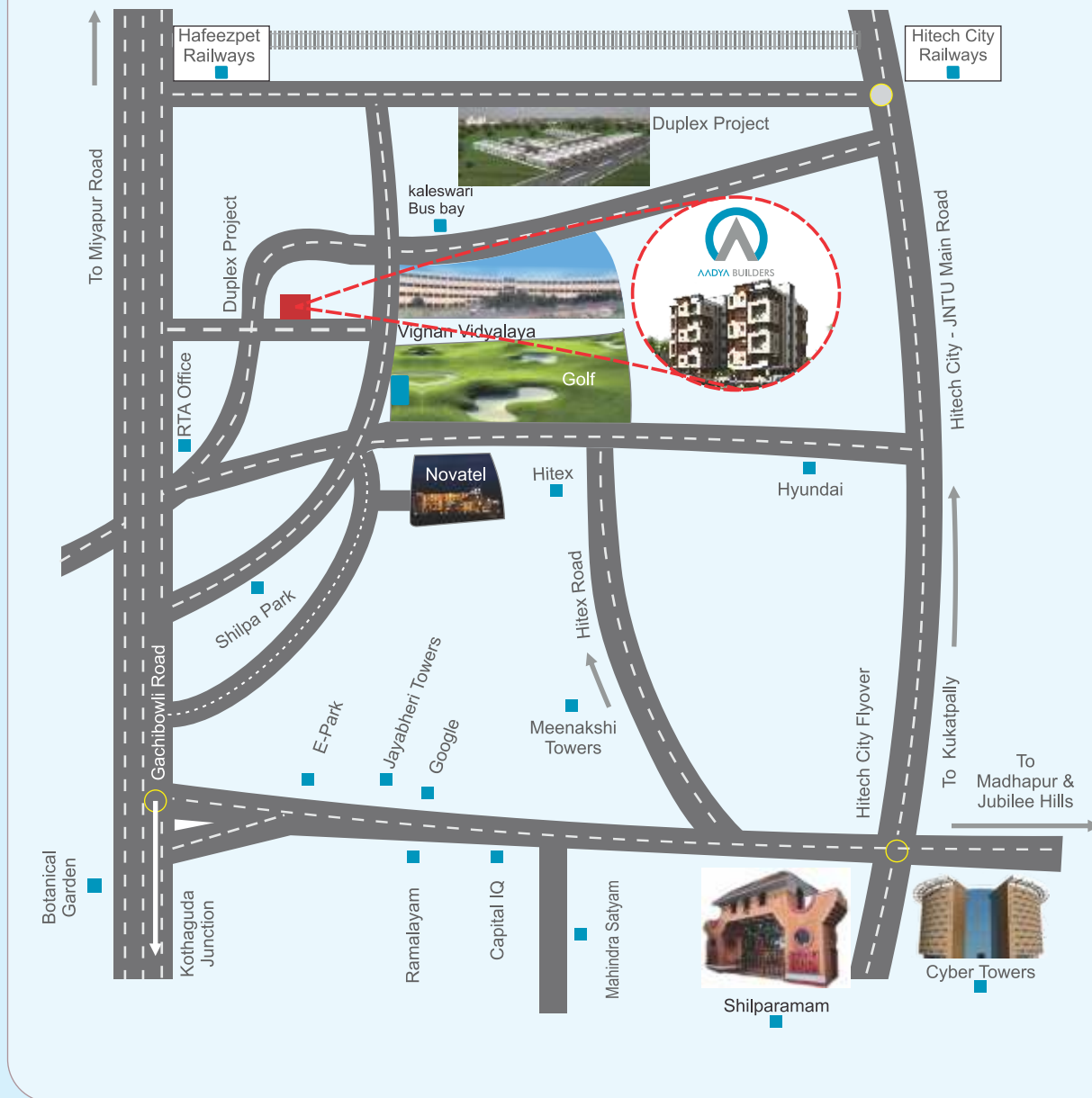


Approved

A block - 18886/HO/WZ/Cir-12/2012
B block - 18890/HO/WZ/Cir-12/2012

Location Map

(Not to Scale)



H.No. 8-3-191/67, Flat No. - 302,
3rd floor, Vengal Rao Nagar Colony,
SR Nagar Hyderabad-500038.
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Consultants:

LEAD

Lakshmi Engineers, Architects & Designer (I) Pvt. Ltd

An ISO 9001 - 2008 Certified Company

3-6-147/A/1, Himayath Nagar, Hyderabad - 29, A.P., India
Land : +91. 40. 4546 8888 (20 Lines) / 3024 2626 -28 (3 Lines)
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AADYA BUILDERS
Committed to Excellence

First Home brings you...
The innovative living





Maximum Flats
Three Sides Open

Total project on
Vaastu planning

Uniquely Designed
Elevation

Homes with expensive features.
Yet, inexpensive in price.



About Us

Aadya Builders is established by the veteran in the Construction industry. The Promoter of Aadya Builders with his vast experience and good track record in Marketing and construction, promoting First Home with an objective to offer best investment and Housing solutions to the Clients at a very moderate price and amenities with the best infrastructure.

Aadya Builders is blessed with a professional team of experts with decades of expertise in all sphere of constructions. With a passion to innovate and a dedication to deliver far more than the expectations of its customers.

The Promoter is having rich experience in Marketing and construction. Customer service and good business practices have all contributed in keeping an immaculate track record in his prestigious venture called "First Home".

Vision of the Company

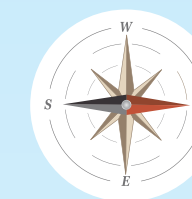
To be a leader in Constructions with global standards and innovative solutions that set new industry benchmarks. We cherish perfection at every stage till the ownership is handed over to our proud customers.





Floor Plan for 1st, 2nd, 3rd, 4th & 5th Floors All 3 BHK Flats in A & B Blocks

40' Wide West Road



Area Statement

A 101, 102 (3BHK)	1,368 Sq ft.
A 201, 202 (3BHK)	1,368 Sq ft.
A 301, 302 (3BHK)	1,368 Sq ft.
A 401, 402 (3BHK)	1,368 Sq ft.
A 501, 502 (3BHK)	1,368 Sq ft.
B 101, 102 (3BHK)	1,368 Sq ft.
B 201, 202 (3BHK)	1,368 Sq ft.
B 301, 302 (3BHK)	1,368 Sq ft.
B 401, 402 (3BHK)	1,368 Sq ft.
B 501, 502 (3BHK)	1,368 Sq ft.

Location Advantages

All the Flat & Features are designed as per Vaasthu Principles with Exact Ventilation & Natural Light.
The Site is situated with two sides East West road in an Fabulous layout with Magnificent Views.



- ▶ Proximity to Hi-tech City is just 2.5 Kms
- ▶ Very Near to 5 Star Hotel called Novotel
- ▶ Very close to Hitex
- ▶ Walkable distance (400 mtrs) to main road and Travels bus bay
- ▶ MMTS facility is available within a walkable distance
- ▶ Outer ring road & Gachi Bowli are just 2.5 Kms
- ▶ Near by all International Schools
- ▶ Opp to Vignan Vidyalaya
- ▶ Close to all International Shopping Malls
- ▶ Besides to Golf Court



Amenities

Attractive 2 entrance gates with security.

Rain water harvesting.

Elevator with power backup.

Landscape garden with sit-outs.

Ample parking spaces.

Well designed compound wall.

Over head& underground water tank with automatic level controller.

Individual letter box & name plate & notice board.

Common toilet at stilt.

Shuttle court and basket ball court.

Solar fencing.

Video Door Phones



Specifications:

Structure

Seismic proof RCC framed Structure. (Stilt +5 Floors)
Solid Red Bricks for the walls

Flooring & Dado

Premium quality Vitrified tile flooring in Living, Dining, Bed Rooms, Kitchen
Premium quality anti skid ceramic tile flooring in toilets & utility
Premium quality glazed ceramic designer tiles dado up to 7'height in toilets

Kitchen

Polished luxury granite platform with s s sink(single bowel with single drain) of reputed make
Provision for water inlet near kitchen sink for water purifiers
Premium quality ceramic tiles dado upto sill level in utility
Premium quality glazed ceramic tiles dado upto 2feet above kitchen platform

Electrical

PVC insulated wires of Finolex / Anchor / Hovels or equivalent make
Premium electrical switches of Legrand / Anchor / Roma or equivalent make
TV point in Living, Master bed rooms
Internet Provision in all flats
Telephone points in Living and Master bed rooms and Intercom facility connecting all the units to security
A.C Point in all Bedrooms

Doors & Windows

Teak wood door frame with Teak wood shutter or equivalent make
Teak wood frames with water proof Masonite shutters for bedrooms
Teak wood frames with water proof flush shutters for toilets & utility
UPVC sliding windows with provision for Mosquito mesh shutter
UPVC Ventilators with a provision for exhaust fan in toilets

Hardware

Premium quality locks of Godrej / Europe or equivalent make for main door
Brass Hardware for Main door and SS or Brass hardware for Bedroom doors

Plumbing & Sanitary fixtures

White colored EWC's and wash basins in toilets of Jaquar / Simpolo / Hind ware / Parry ware or equivalent
Jaquar / plumber / Ess Ess or Equivalent range of bath fixtures in all toilets

Paints

Premium acrylic Emulsion for interior walls and ceiling
Exteriors with external emulsion / textured finish
Melamines polish for Main door
Enamel paint for Bedrooms, Toilets & Utility doors

Drinking Water

Individual Mineral water plants (R.O Systems) to all Flats.

