

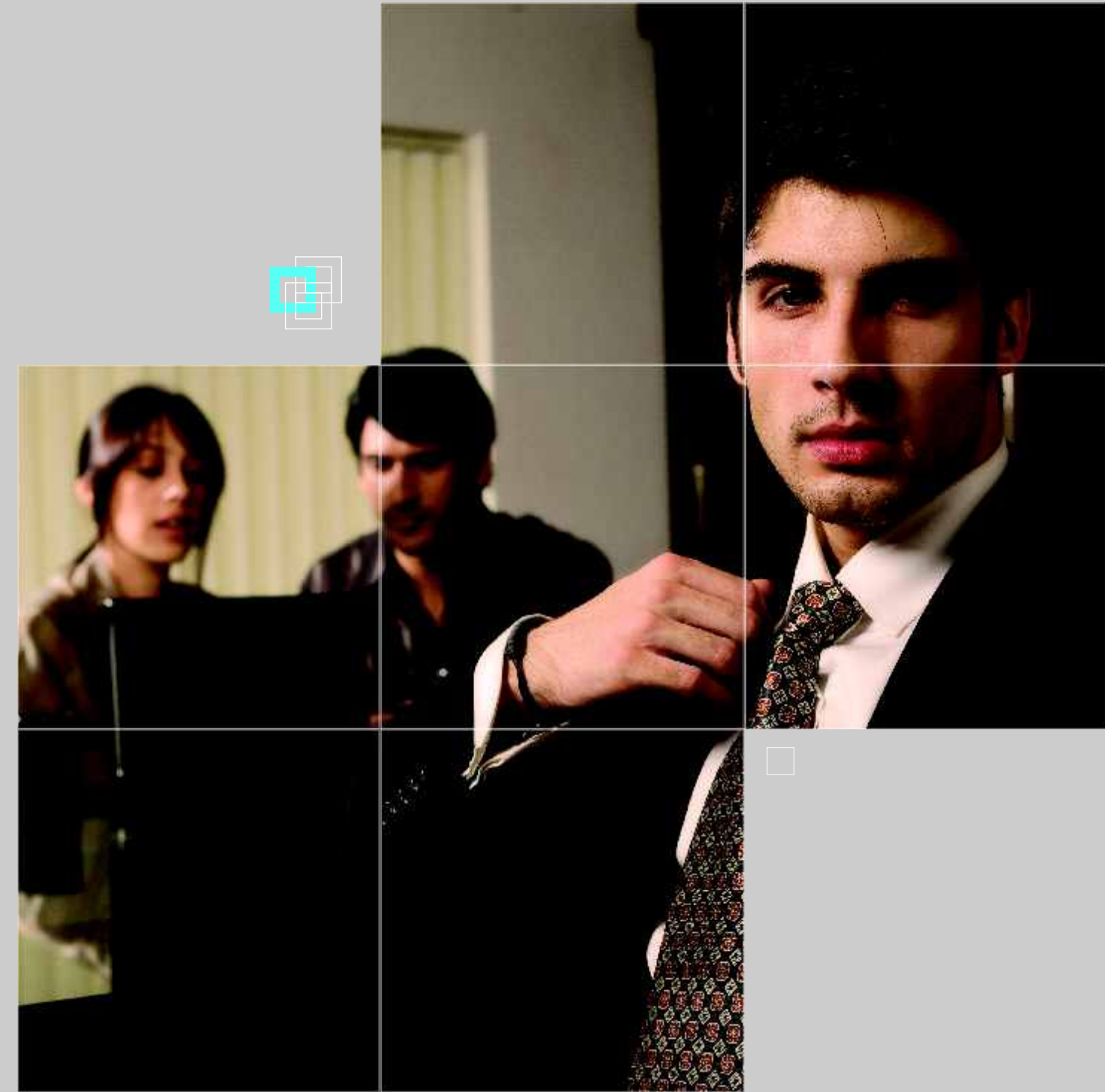


WORK.

WORK

VISION. FORESIGHT. GROWTH.

GET CLOSER TO YOUR CORPORATE VISION WITH AN ADDRESS EXCLUSIVELY DESIGNED FOR BUSINESS ADVANTAGE



International design. Hand-picked location.
Robust infrastructure. World-class facilities. For companies
on the rise. Presenting Kukatpally's most premium
office development, **Manjeera Trinity Corporate**,
on JNTU-Hitech City Road.

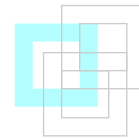


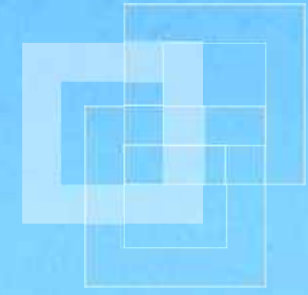
PREMIUM. CORPORATE. DESTINATION.

Look beyond the glass façade, look beyond the prime location, look beyond the arresting 19-storied structure, look beyond the common connotations of work spaces - find a corporate space with a thoughtful design, a logic-led blueprint that works splendidly for your business.

Conceived especially for professional organizations, Manjeera Trinity Corporate offers signature office spaces ideal for fast-growing companies in the everchanging market scenario. Supported by world-class amenities and cutting-edge styling, its seamless design gives you the flexibility to expand as you grow.

Corporate spaces start from 2,300 sft. and go up to 55,000 sft., in independent and customized office modules.





**19-STORIED HIGH RISE.
SIGNATURE OFFICE SPACES.
NEW-AGE DESIGN.**

COMPLETION PLAN: MARCH, 2012



Located in the 'always-on-the-move' locale of Hyderabad, JNTU-Hitech City Road, Kukatpally, this prominent high-rise is immediately distinguishable for its excellent infrastructure, impeccable detailing and abundant facilities for business and pleasure. Manjeera Trinity Corporate is a repository of all that makes for an efficient work space.

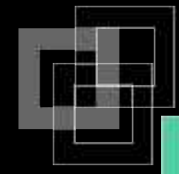
Cutting-edge amenities, and well-planned areas for recreation and social interaction contribute to a stress-free ambience and greater productivity, enhancing tremendously, the quality of time spent.

**PLUSH.
ENTERPRISING.
INSPIRING.**





AMBIENCE. EXCLUSIVITY. CHARACTER.



Its masterly blend of functional and aesthetic excellence, makes Manjeera Trinity Corporate a next-generation commercial landmark. Spread across 900,000 sft., this signature space caters to the unique needs of a diverse corporate clientele. The design language and elevation of Manjeera Trinity Corporate speak the story of uncommon class. Spatial design intelligentsia, best-in-class architects and renowned consultants have actively contributed in the making of this project - that embraces contemporary construction techniques and safety mechanisms keeping corporate ethos and sensitivities in mind.

Another speciality is the extensive landscaping that inspires the free flow of energy and fosters a distinctly positive work environment that blurs the work-life divide with aplomb.



19-storied high-rise

Designed to achieve lofty heights in business and growth.

Grand entrance lobby

The first impression will always be the best one. Sends the right signals to clients, employees, vendors and prospects.

Escalators between ground floor and the first

Modern-day working is all about convenience and a steady rise to the next-level.

5 additional parking floors

Your vendors and visitors can finally stop complaining. Abundant parking facilities for hassle-free visits.

16 high-speed lifts and 4 service lifts

Speed up your way to the top with high-quality elevators.

Attached Mall and Multiplex

Pleasure was never so much a part of business. Comes attached with a recreational zone in the form of Manjeera Trinity Mall. Work is indeed fun.

Business Lounge

Better deals, faster conversions. Here's a great way to bowl your clients over.

Gym & Health Club

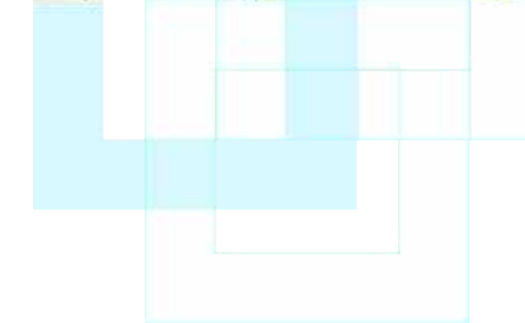
Because mind works faster with good health.

Fine dining

Hard work truly deserves a treat. Exotic tastes get you ready for exciting times.

Imposing lobbies and corridors

New York, London, Paris... well, plush lobbies do the trick always. Also, fully air-conditioned with plush interiors.



Other features

- Air-conditioning (High Side)
- A comprehensive fire detection and protection system as per DGFS norms
- DG backup (100%)
- Mechanical exhaust in cellar to provide treated fresh air
- Flat slab concentration: 3.75 m floor to floor



**STRATEGY.
SUBSTANCE.
STYLE.**



METROPOLIS. COSMOPOLITAN. CUTTING-EDGE.

From a historic city to a global city, the transformation of Hyderabad has been phenomenal in terms of livability and progress. This, the fourth largest urban agglomeration in India - after New Delhi, Mumbai & Bangalore - is one of the fastest growing metropolitan cities with a population of 6.7 million (2001 Census) growing at the rate of 32% per decade.

The City's astounding development can be attributed to the government's strategy of driving the identified growth engines in the fields of infrastructure, agriculture and service. Focus on knowledge-based industries such as Information Technology, Biotechnology and Outsourcing has helped the City attract huge corporate investments and establishments. The Govt.'s proactive e-governance initiatives have catapulted Hyderabad from a low lying city to a global magnet.

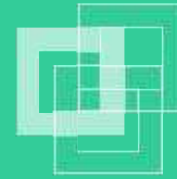
Hyderabad Inc. is fast emerging as a global metropolitan city attracting the crème de la crème of blue chip companies. Large corporations, MNCs, banks, IT giants, pharma bigwigs, entertainment outfits, investment companies, outsourcing bigwigs etc. are all landing in Hyderabad with big plans. The demand for work spaces of global quality standards has increased multifold. And **Manjeera Trinity Corporate** is a firm, confident step towards meeting that demand.



Key Growth Drivers

Escalating population figures | Increasing metropolitan culture | Growing emphasis on slashing work-home distances | Robust industrial and corporate development | Soaring property prices in the area | Huge FDI and real-estate boom | Upcoming infrastructure initiatives viz. Outer Ring Road, Hardware Park, Fab City, Nanotechnology Park, Aero Park, IT SEZs and others

FEASIBILITY. UNDERSTANDING. OPPORTUNITY.



Hyderabad has witnessed remarkable growth in commercial real estate business, thanks to the IT/ITES/Biotechnology/Financial industry growth over the last few years, spurring hectic commercial activity. Hyderabad has positioned itself as an effective corporate destination. This has not only led to a surge of economic activity, but has also resulted in increased development activity and improved standards of construction and development. With the spiraling capital and rental values in the CBD and prime office areas, the good quality office spaces with attractive rentals in the suburban areas like Kukatpally are expected to receive tremendous response.



Business sectors

The City of Hyderabad is steadily progressing towards materializing its ambitious plans to create hubs of new-generation industries and centers of excellence in carrying out cutting edge research and development in information technology (IT), biotechnology (BT) and pharma sectors. In the years to come these centers-in-the-making, which are likely to come up in specifically earmarked areas christened as Genome Park, Biotech Park etc. are to take the lead in converting Hyderabad into a preferred destination for knowledge-based industries.

The IT sector in Hyderabad is growing at a steady pace. Last financial year, the IT exports from Hyderabad registered a growth rate of 65% over the previous year surpassing the target of 40%. The number of employees is growing at an average growth rate of 15% to 20% every year with around 45,000 employees getting added in the IT/ITeS sector in Hyderabad.

The ITES-BPO sector plays a vital role in the growth of Indian economy, and is growing at over 50% per year. A changing global business scenario and the liberalization of Indian economic policy, favouring the outsourcing trend, acted as key drivers for growth in the Indian IT industry. Cost advantage, availability of skilled manpower, quality of services, duty exemptions and a global delivery model, combination of on-shore and off-shore activities, are some of the key factors that enabled the IT & ITES-BPO to sustain growth.

The financial sector too is on a high, with the upcoming financial district. This is aimed at making Hyderabad an attractive destination for asset management companies (AMCs), venture capital companies (VCs) and insurance and banking institutions to set up their offices in this distinct economic zone enjoying certain tax and related benefits. This is aimed at making Hyderabad an ideal destination for investments!

Knowledge Process Outsourcing (KPO) is another key area that needs immediate attention in terms of office space. As per estimates, the industry in India is likely to grow to US\$11.2 billion in revenue by 2010-11 and is expected to employ approximately 255,000 professionals by March 2011. This means that almost two-thirds of professionals working in the KPO Industry worldwide will be based in India. Hiring of professionals such as Chartered Accountants, Doctors, Lawyers and Engineers will also see a sharp rise. In fact, a recent report on legal offshoring observes that the industry will grow at a CAGR of 60% and is expected to become a US\$ 600 million industry (approx.) by 2011. Another research shows that the number of employees in publishing outsourcing will also grow 5.6 times in 2010.

Investment perspective

It can be observed that by end 2010-11 immense demand will be created for corporate spaces, especially in the sectors mentioned above. From the projected cumulative supply scenario, considering the proposed and ongoing projects in the City, it is evident that the demand-supply gap will be a big one.

VALUE. GROWTH. POTENTIAL.

Major residential areas in heart of the City are being remodeled into commercial centers to cater to the demand for office space. Residential space development is in full swing in the west and north zones of Hyderabad. A majority of which are in Madhapur and Kukatpally due to their proximity to Hitech City.

Among Hyderabad's western suburbs - including Madhapur, Gachibowli & Miyapur - Kukatpally is the fastest growing. Kukatpally, promoted by the APHB, is a well-established residential area along the Mumbai Highway (NH9). The stock of this area has escalated manifold in recent times with the coming up of mega township projects and enhanced connectivity, thanks to the new 120 ft. road connecting Hitech City with Kukatpally. Moreover, the hi-end residential and shopping areas right next door, make it a magnet for professionals who plan to make Kukatpally their base. **Manjeera Trinity Corporate is coming up on this most-in-demand road.**

Elite Neighbourhood

Commercial

- Upcoming Financial District
- IT Hub - Microsoft, Infosys, Dell, Wipro, Oracle, Motorola, HSBC, Deloitte...
- Proposed Manjeera Majestic Commercial
- Proposed US Consulate at Gachibowli

Research Industries

- IICT
- CDFD
- NGRI
- CCMB
- TIFT
- ICRISAT

Education

- JNTU
- NIFT
- IIT
- IIIT
- BITS
- ISB
- Proposed International University
- A host of international schools

Shopping & Recreation

- Proposed Manjeera Trinity Mall and Multiplex right next door
- Proposed Manjeera Majestic Commercial - 3 floors of shopping
- Hitex
- Inorbit Mall at Raheja's Mind Space, Hi-tech City
- National and International Hypermarkets and Departmental Stores

Kukatpally: The land of the future

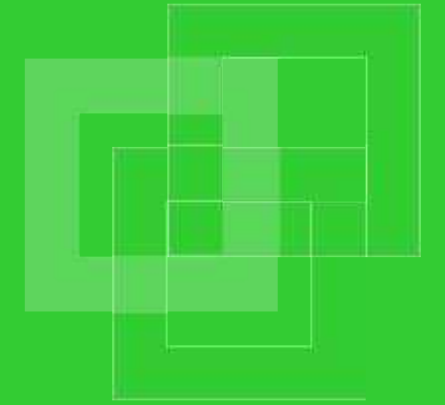
- Highest density of population in Andhra Pradesh
- Just 13 kms. from the centre of the City
- Terrific convergence of diverse socio-economic groups
- Kukatpally Housing Board (KPHB) is Asia's largest residential colony
- Excellent connectivity by road and rail (MMTS)

Approach

The approach to Manjeera Trinity Corporate is via the 120 ft. wide road connecting Kukatpally with Hitech city. Its immediate neighbourhood is buzzing with construction activity in the form of residential townships, apartments, malls etc. Its proximity to Hitech city is a major advantage for the site and the location is poised to be the epicentre of intense global activity in days to come with several global corporates, international malls and entertainment centers coming up there.

Proximity

- Just 4.5 kms. from Hitech City (Madhapur)
- Just 30 kms. from the International Airport, Shamshabad
- Just 10 kms. from Gachibowli
- Close to the IT Hub, Industrial areas in Balanagar etc.
- Just 10 kms. from Punjagutta
- Just 11 kms. from Banjara Hills
- Just 11 kms. from Outer Ring Road, one of the largest in India, coupled with Express Highway and MMTS railway connectivity
- Just 200 mts. from the Hyderabad-Mumbai Highway
- Just 7 kms. from Dr. Reddy's and close to BHEL & ICRISAT industrial areas





ALL SET TO BECOME 'LEED CERTIFIED GOLD RATED GREEN BUILDING'

Manjeera Trinity Corporate is further endorsed by the fact that it follows the 'Green Building Practices.' It is designed to meet the stringent norms required for LEED Gold certification. The energy efficient structure is being built by adopting environment friendly practices like conservation of natural resources, optimizing energy efficiency, reduced water consumption and better waste management. This means better operational efficiencies and corresponding rise in productivity, besides improved employee health.

Effective green building can lead to...

- Reduced operating costs
- Improved public and occupant health
- Reduced environmental impacts

Intangible benefits

- Increased productivity in workers
- Healthier and comfortable living environment - better light and cleaner air
- Lack of pollutants and other harmful substances in the building materials used
- Generation of relatively low amounts of sewage and garbage - Zero liquid discharge
- An overall positive environmental, social and economic impact over the resident's life cycle
- A green image for the corporation - improves marketability





MANJEERA REALISED VERY EARLY ON,
THAT SUCCESS CAN BE VERY QUICKLY REDEFINED.
MANJEERA HAS PREPARED ITSELF FULLY TO DARE
THE CHALLENGES OF TOMORROW'S MARKETPLACE.
TECHNOLOGY SKILLS, DOMAIN EXPERTISE, PROCESS FOCUS
AND A COMMITMENT TO LONG-TERM CLIENT RELATIONSHIPS...
THEY ALL COMBINE, AT MANJEERA,
TO DELIVER PERFORMANCES THAT RANK HIGH ON QUALITY.

This corporate culture, of delivering value to the customer, is the outcome of the efforts and belief of Mr. Yoganand, Chairman & Managing Director, Manjeera Group. His philosophy of upholding the values of integrity, business ethics and respect even as the team goes all out to achieve industry leadership, has set Manjeera in a niche of its own... as a Group that puts customer delight before corporate gain. Its projects stand as hallmarks of quality construction, clear titles and value for money.

With over 3 million sft. of commercial and residential projects already developed and another 5 million sft. under development, Manjeera's portfolio speaks volumes

about its innovative excellence and the confidence that customers place in it. From global standard mega malls, multiplexes, commercial and mixed use spaces to gated communities...Manjeera's expertise extends to them all.

Hospitality is another area where Manjeera has made deep inroads. Hotels - Aditya Park, a premium 3-star hotel with 4-star facilities and Aditya Homestay, a 3-star one - bearing the Manjeera stamp of quality are icons industry counterparts look up to. 25+ years in the construction industry, and Manjeera's tryst with life continues. Strengthened further, by the determination to make life...elevated!

**ADITYA TRADE CENTRE:
SHOWCASING MANJEERA'S
EXPERTISE IN MIXED-USE SPACE
DESIGN & CONSTRUCTION**

Excellence has been embedded in Manjeera through processes and methodologies that enable highest design standards and optimum customer satisfaction. Anticipating the future and understanding the needs of tomorrow has been the Company's key driver in achieving success - both critical and commercial.



The Aditya Trade Centre (ATC), Ameerpet, stands as a towering testimony to Manjeera's thrust for innovation, for delivering future-ready projects. Outlined by conceptual intelligence, the project is truly versatile - catering to varied business needs. It not only comprises 2,50,000 sft. of commercial and 60,000 sft. of shopping space, but also 86,000 sft. of Aditya Park - a 3-star business hotel.

Manjeera was the first in Hyderabad (India) to realize the need for sewerage treatment in a business complex, and thus installed a 70KL treatment plant at ATC. The complex is also the first to have a two-level parking facility. Moreover, the facilities offered at ATC stand unparalleled even today. This visionary approach of the Company has ensured numerous landmarks illuminating the Hyderabad skyline.

**COMPLETED
PROJECTS**



- Aditya Trade Centre, Ameerpet
- Aditya Enclave, Ameerpet
- Aditya Park, Ameerpet
- Aditya Hometel, Ameerpet
- Manjeera Heights I, LB Nagar
- Manjeera Residency, Jubilee Hills
- Manjeera Square, Ameerpet
- Manjeera Nest, West Marredpally
- Manjeera Plaza, Ameerpet
- VC Commercial Complex, Ameerpet
- ...and many more

ONGOING PROJECTS

MANJEERA smart homes VILLAS

Qutbullapur, Near Balanagar

Deluxe duplex homes
Area: 1916 - 2671 sft.



Smart Homes - Villas is more of a medium for Manjeera to inspire and transform peoples' lives. A total of 45 deluxe quality duplex homes with built-up areas ranging from 1916 to 2671 sft. have come up at this zip code which is home to well-known establishments. Its proximity to the City, excellent connectivity through express highways, and green spaces are few other reasons why most of the villas have been sold out.

Ready for occupation!

MANJEERA smart homes APARTMENTS

Qutbullapur, Near Balanagar

2 & 3 BHK apartments
Area: 1056-1308 sft



Smart Homes - Apartments is an affordable residential space perfected the Manjeera way. The project comprises of a total of seventy 2 & 3 bedroom apartments ranging from 1056 sft. to 1308 sft. nestling in a 5-storeyed tower. Just 30 minutes' drive from the heart of the City, this Project offers the perfect opportunity to experience rich taste in all its manifestations.

Completion plan: July, 2010

MANJEERA majestic HOMES

KPHB, JNTU-Hitech City Road

2 & 3 BHK premium apartments
Area: 1060-1700 sft.



This magnificent residential complex in Kukatpally consists of close to 250 two and three BHK apartments spread over 23 storeys replete with all the conveniences of modern day living. A fully appointed Gym & Health Club, Swimming Pool, Clinic, Creche and Snack Bar plus ample parking space, central laundry, sewage water treatment plants etc. make it an ideal place to come back to. Add to these, a terrace that sports a helipad... and you know this is the place to be.

Completion plan: December, 2011

MANJEERA majestic COMMERCIAL

JNTU-Hitech City Road, Kukatpally

3 floors of shops/showrooms - 500 sft. onwards
6 floors of offices - 1300 sft. onwards



This 325,000 sft. builtup space features 3 floors of shops and showrooms ranging from 500 sft. onwards going from local to national to international brands. The top 6 floors are plush office spaces ranging from 1300 sft. and above to facilitate occupancy by small, medium and large entrepreneurs. This airconditioned shopping-cum-office complex promises to cater to the diverse shopping needs of the neighbourhood. Abutting the 120 ft. wide JNTU-Hitech City road, Manjeera Majestic - Commercial is all of 9 floors plus a 3-level basement parking. A 100% DG backup and responsive property management services make it a hassle-free zone to work from.

Completion plan: August, 2011

MANJEERA HEIGHTS-II LB NAGAR

3 BHK apartments
Area: 1351-1778 sq.ft



Giving a project the chic and contemporary feel is a skill that Manjeera is well-known for. Phase I at Manjeera Heights was a sell out and bookings are now open for Phase II. Manjeera is proud that Phase I appreciated tremendously in value and has brought smiles to the faces of the investors. The 10-storeyed Phase II, with its large, spacious and designer residential spaces is all about tasting the nuances of a great life.

Only a few flats left!

MANJEERA TRINITY HOMES

JNTU-Hitech City Road, Kukatpally
3 BHK signature apartments
Area: 1803 - 2200 sft.



Lifestyle takes on an all together new meaning at Home @ Trinity. Beautifully designed homes will now hobnob with shopping and entertainment spaces to take convenience to new levels. Who better than Manjeera to create that perfect 'mixed use environment' that can seamlessly blend into the fabric of the City?

Completion plan: September, 2011

MANJEERA TRINITY MALL

JNTU-Hitech City Road, Kukatpally
4,25,000 sft. of shopping and entertainment
spread over 6 floors
100% lease model



The goal behind Retail @ Trinity is to skillfully combine comfort with dynamic design elements. The mall is all about urban effervescence and caters to connoisseurs of food and entertainment through state-of-the-art gaming zones, food courts, fine dining, gym & health club, a multiplex and lifestyle shopping.

Completion plan: December, 2011

MANJEERA DIAMOND TOWERS

As precious as you!

Gopanpally - Gachibowli
Premium 2 & 3 BHK apartments
Area: 940 - 1780 sft.



Manjeera Diamond Towers offers residential space that begins and ends with the most profound attention to detail. Coming up on 11 acres of prime land in Gopanpally - Gachibowli, Manjeera Diamond Towers' Phase I comprises of 7 towers of 10 levels each housing 3 BHK (1530 sft. to 1780 sft.) luxury apartments. Manjeera Diamond Towers Phase II features 5 towers of 10 levels each, housing 2 and 3 BHK apartments ranging between 940 sft. and 1500 sft. in size.

Completion plan:

Phase I: Blocks G, H, I & J - July, 2010

Blocks F, K & L - December, 2010

Phase II: Blocks A, D & E - December, 2011

MANJEERA DIAMOND VILLAS

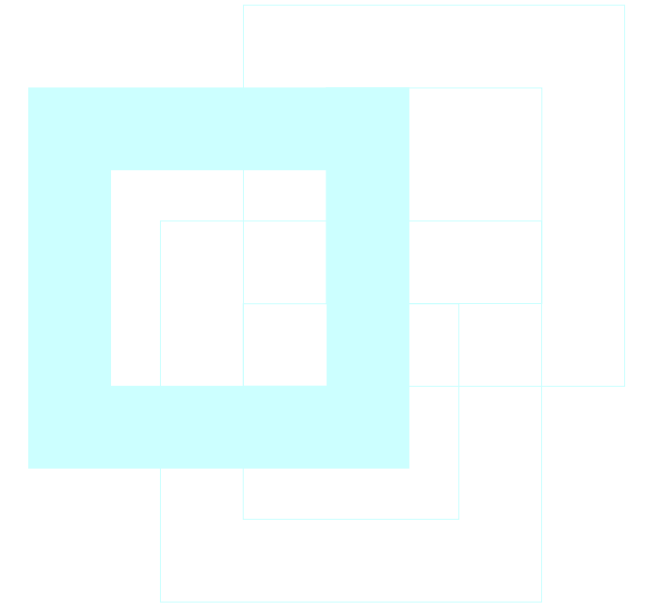
As precious as you!

Gopanpally - Gachibowli
Lifestyle villas Area: 3500 sft.



Manjeera Diamond Villas, coming up alongside Manjeera Diamond Towers, present a breathtaking medley of contemporary style and classic practicality. This gated community of 50 sprawling villas, with a builtup space of 3500 sft. each, is all about 'no compromise.' Mega-sized but classy, it comes with all the conveniences of a thriving self-contained township.

Completion plan: March, 2011



PropServe - Convenience redefined

Manjeera understands how difficult it is for people on the move to meet all the home maintenance related requirements in time. Taking service delivery a step further, Manjeera has set up an exclusive division that caters to Property Management for clients who do not reside in the City - throughout the lifecycle of the association i.e. before, during and after the investment. To put it simply, the PropServe team will do what clients are too busy to do, upping the price-performance ratio considerably for those who seek the best value for their investment. PropServe is a service essential for NRIs and owners who don't live in the City or the Country. Long absences notwithstanding, their requirements will be met with alacrity.

The service matrix: Finding tenants | Completing documentation | Collecting rent from tenants | Depositing rent in personal bank accounts | Arranging for resale of the property | Attending to clients' needs | Monitoring of payment of utility bills, property tax etc.

Awards - Citations of excellence

Manjeera follows a methodological framework where best practices are institutionalized and leveraged to attain quality of international standards. The respect for perfection, attention to detail and spirit of inventiveness has earned for it, awards and accolades galore. Manjeera is one the few of its kind to enlist for a CQRA-CIDC rating for its quality-intensive project. The Group is the first construction industry player in Hyderabad, and the second in India to join this Certification Program. Manjeera is also a member of CREDAI AP, Builder's Forum and IGBC (Indian Green Building Council). Aditya Park Hotel brought back for Manjeera, the coveted first prize in the National Energy Conservation Awards ceremony, 2006. Instituted by the Ministry of Power, Government of India, this award lauded the energy efficient technology harnessed by the Hotel. Also, the Hotel was adjudged the 'Best Maintained 3-Star Hotel in AP - 2009,' an award instituted by AP Tourism.

Manjeera Group is synonymous with providing the right blend of luxury, service and quiet efficiency. The Group's efforts in the hospitality industry are marked by its all-round excellence and unparalleled levels of service that have been duly recognized and awarded. In association with the Sarovar Group, Manjeera has established a reputation for redefining the paradigm of luxury and excellence in service amongst the business hotels across Hyderabad.



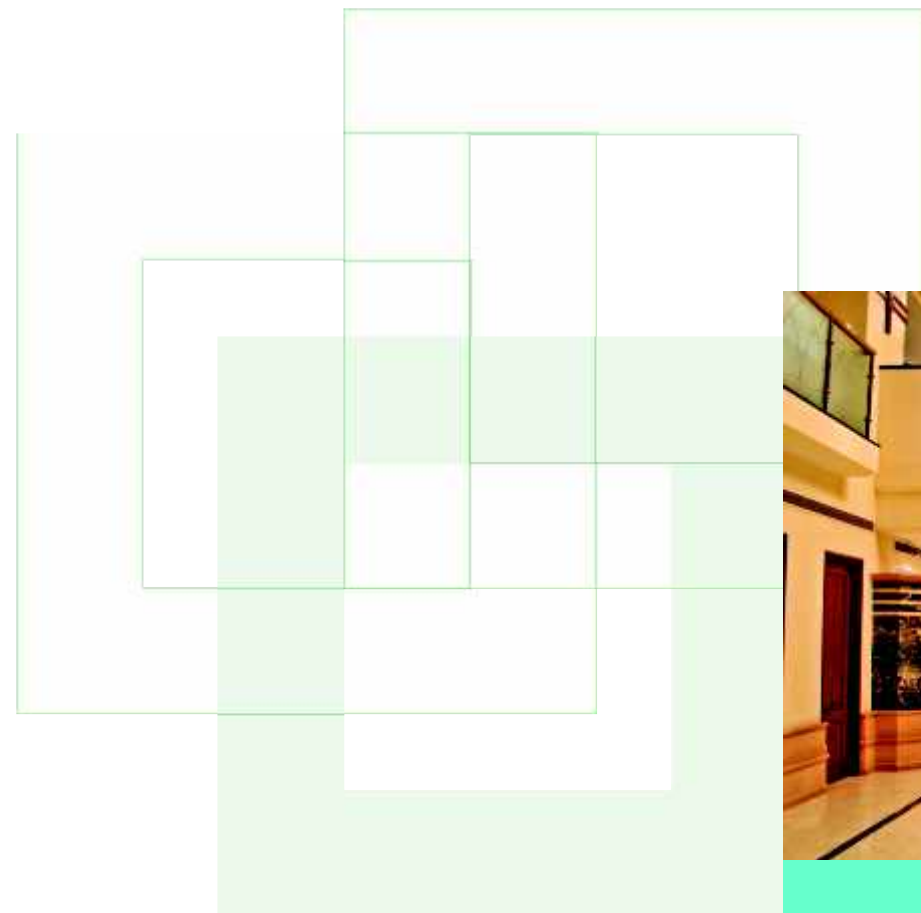
MANJEERA & HOSPITALITY:

A PERFECT HANDSHAKE

Hotel Aditya Park, with its well-appointed suites & rooms and multicuisine restaurants is all that the business traveler longs for. It is a perfect combination of business e-fficiency with wi-fi connectivity in every room, a fully-equipped business centre and hospitality of the highest order that leaves no detail to chance. The Hotel brought home for Manjeera, the coveted National Energy Conservation Award-2006, instituted by the Ministry of Power, Government of India. And more recently, the award for the 'Best Maintained 3-Star Hotel in AP - 2009' instituted by AP Tourism.

Aditya Hometel, a 3-Star Business hotel, is redefining corporate hospitality. Plush and tastefully decorated rooms thoughtfully appointed with writing tables and Wi-Fi access, conferencing facilities, make it a haven of convenience for those on the move. Connoisseurs of food also have access to a variety of cuisines at the all-day-dining restaurant.

Aditya Sarovar Premiere, a five star hotel, is all set to raise the benchmark of hospitality. A full service upscale business hotel, it features 203 exquisitely furnished deluxe and suite rooms, multicuisine and fine dine restaurants and banqueting space. New-age business support services, terrace swimming pool and gym add to the complete experience. Aditya Sarovar Premiere effortlessly combines professional efficiency with consummate luxury.



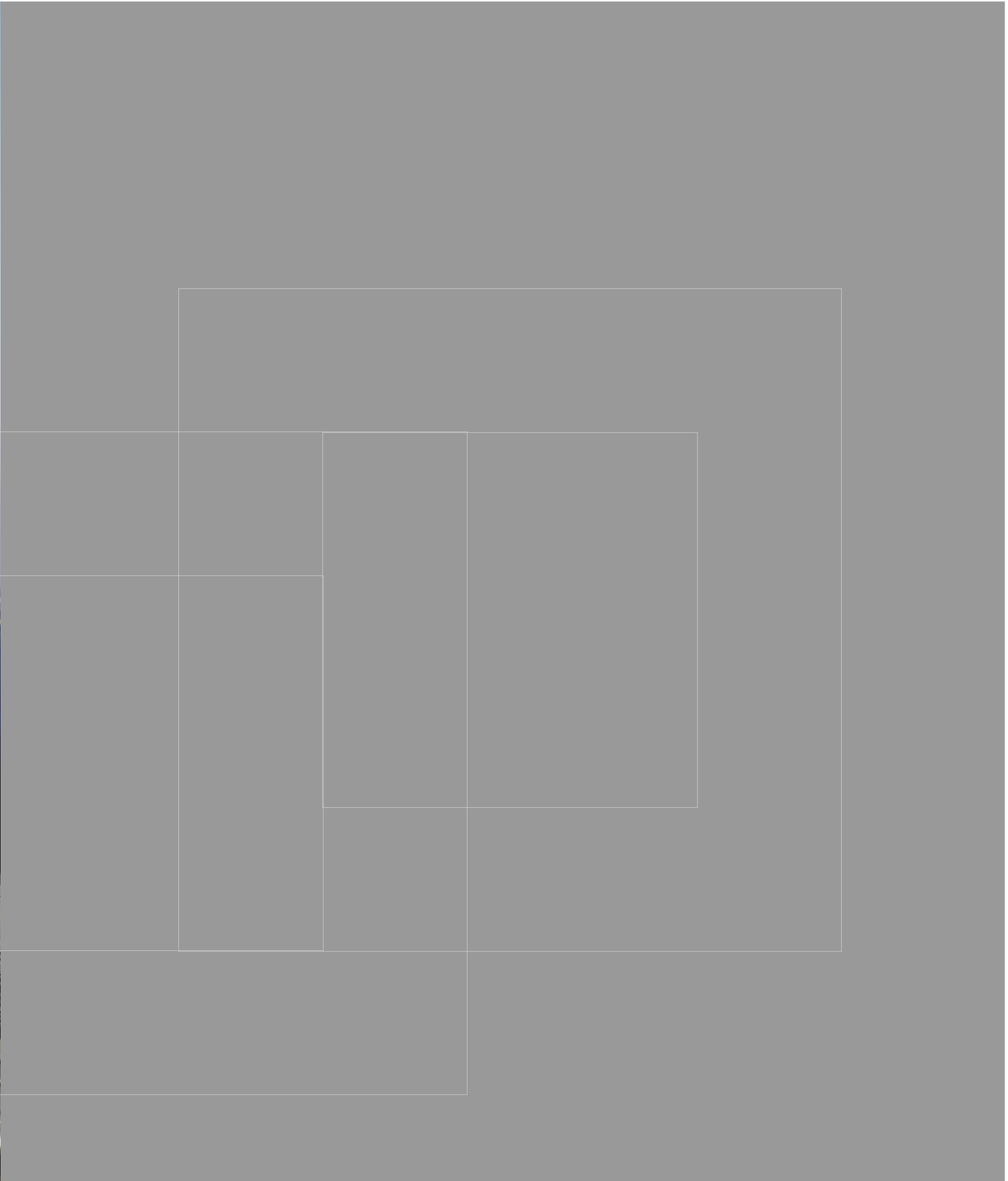
Hotel Aditya Park, Ameerpet



Aditya Hometel, Ameerpet



Aditya Sarovar Premiere, Gachibowli



VALUED ASSOCIATES

Manjeera associates itself only with renowned consultants to create structural, architectural and functional landmarks. For Manjeera Trinity Corporate, Manjeera put together a team of experts who've saved their best for this project.

CONCEPT ARCHITECTS

RSA+R204 DESIGN
LOS ANGELES, CA 90015

PROJECT ARCHITECTS

matrix
CONSULTANTS
ARCHITECTURE-PLANNING
www.matrixhyd.com



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Life Elevated

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