



ADVANTAGE: **BUSINESS**

■ MANJEERA ■
majestic
COMMERCIAL

JNTU - Hitech City Road, Kukatpally

MANJEERA MAJESTIC

Very rarely will you come across an opportunity that guarantees spectacular results. Not always do you touch something...and it turns into gold. In a scenario marked by downturns and cutbacks, it is all the more imperative to identify and tap promising opportunities and take intelligent decisions with an eye on the future. Presenting here, a business proposition you simply cannot ignore.

Manjeera Group's Manjeera Majestic - Commercial. A magnificent investment opportunity on the 120' wide JNTU - Hitech City road in Kukatpally, the commercial domain of Hyderabad.

Designed to be one of the finest corporate and retail destinations, *Manjeera Majestic - Commercial* is perfect for those who have a vision for the future of their business. Whether you choose to have your office or hold it as an investment, *Manjeera Majestic - Commercial* is a business decision you will be proud of. Manjeera invites enterprising investors to reap the dividends of an intelligent amalgamation of new-age retailing spaces and world-class work spaces, right here, in a location that's brimming over with opportunities.



KUKATPALLY: THE LAND OF OPPORTUNITY

Set in the 'land with immense potential,' Kukatpally, *Manjeera Majestic - Commercial* holds the unparalleled advantage of location. With corporate offices and entertainment hubs making it their preferred turf, the JNTU - Hitech City road is fast emerging as the next big investment destination in Hyderabad.

Kukatpally is a major residential and commercial suburb and has the highest density of population in the State. It is a well-designed and well-organized area with affordable residential and shopping options. The Kukatpally Housing Board (KPHB) Colony is Asia's largest residential colony. It is also well-networked, mainly due to its wide roads, commuting facilities and its proximity to the IT hub, to industrial areas such as Balanagar, Jeedimetla, Bolaram and Patancheru, and to the National Highways (NH 9 and NH 7).

The area is poised to be a leading centre for entertainment, retail and institutional activities on an international scale. It also reflects the changing face of Hyderabad's fast appreciating real estate space. Even at this time when recession is a part of everyday business conversations, the demand for retail business at Kukatpally is on a constant upswing. *Manjeera Majestic - Commercial* will mark your grand entry into one of the most futuristic areas of Hyderabad City.



PREMIUM
BUSINESS
DESTINATION:
AMBIENCE
FOR GROWTH



Manjeera Majestic - Commercial's techno-aesthetic blueprint makes it a post-modern edifice adhering to the working needs of today's corporates. With its impressive 900 ft. frontage and grand façade, *Manjeera Majestic - Commercial* is destined to be one of the most recognised buildings on JNTU-Hitech City Road, Kukatpally. Amenities and conveniences also match the best in the industry. The 6 upper floors of this 9-storied premium space are dedicated to corporate offices and the 3 lower floors, to retail outlets. A 3-level basement parking and separate entrances for retail and office spaces add to its convenience quotient.

This project is being built by Manjeera in association with AP Housing Board.



RETAIL SPACE: ADD IT TO YOUR SHOPPING CART

Manjeera Majestic - Commercial features 3 dedicated floors - ideal for shops and showrooms - to retail space. Kukatpally offers immense possibilities to buildup a massive customer base. With a varied mix of customers spanning the socio-economic scale, the location offers great advantages for small, medium and large scale retailers of all market segments.

Bagful of benefits

- Excellent visibility
- Fabulous façade and frontage
- Accessible to the entire population of Kukatpally and the IT hub
- Over 100,000 sft. retail space spread across 3 floors, with shops and showrooms - 500 sft. onwards
- Up and down escalators between the ground, first and second floors
- Central Atticus for visibility of shops and showrooms in all the floors
- Dedicated multilevel parking - 3 basement floors

CORPORATE SPACE: ADD A NEW DIMENSION TO YOUR BUSINESS

Plush, eminently visible and easily accessible office blocks with immense value appreciation. From the upscale entrance lobby to the state-of-the-art amenities and ambience, you'll find a sophisticated design language beckoning you at every step. The building's innovative design showcases the intermingling of quality, creativity and convenience. After all, creating signature office environments is Group Manjeera's forte.

Cutting-edge benefits

- Smart office spaces
- Compact designs and space optimization
- Flexible space options with a floor plate of 36,000 sft. (app.) divisible into units of 1300 sft. and above
- Futuristic design and elevation
- Close proximity to development corridors (IT, industrial and educational), airport and residential areas
- 100% DG backup with AMF
- AC high side
- Sewage treatment plant
- Abundant parking



ADITYA TRADE CENTRE: A TOWERING LANDMARK IN HYDERABAD

Over the years, Manjeera Group has specialized in the art of creating independent, integrated commercial and office spaces. The Group's contemporary work spaces are equipped with innovative facilities that synchronize functional efficiencies with aesthetic appeal, and are the preferred destinations for leading MNCs and Indian corporates.

Year 1999. Hyderabad got its own equivalent of an international-standard commercial complex, Aditya Trade Centre (ATC). Adorning Ameerpet, it is even today, a towering testimony to Manjeera's breakthrough thinking and construction capabilities. Conceptual intelligence and expert execution have made the project truly versatile and ahead of its time.

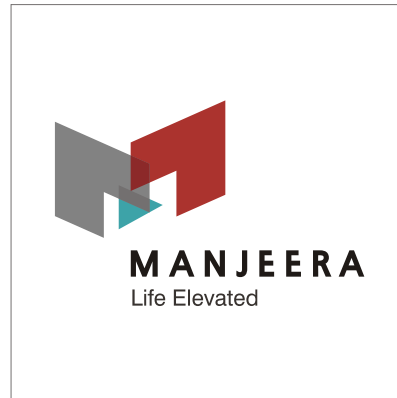
It is a superb, seamless amalgamation of 2,25,000 sft. of corporate space, 60,000 sft. of shopping space and 60,000 sft. of hospitality space - Aditya Park, a premium four star business hotel. Manjeera was the first in Hyderabad to realize the need for sewerage treatment in a business complex, and installed a 70KL treatment plant at ATC.

The Complex is also the first to have a multilevel parking facility and offers flexible and complete plug and play advantages in floor areas. With dedicated pre and post sales support, the Complex still remains one of the most sought after commercial hotspots in Hyderabad. One of the key elements of ATC's success was its ability to generate maximized ROI for its set of happy and diverse tenants.

Aditya Park Hotel, a 3 star luxury business hotel in ATC, has bagged 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 technologies harnessed By Manjeera at ATC.

With a legacy of excellence spanning more than 25 years, Manjeera is pooling up all its expertise to create yet another iconic commercial venture...*Manjeera Majestic - Commercial.*





MANJEERA GROUP: A REPUTATION FOR EXCELLENCE



Manjeera realised very early on, that success can be very quickly redefined. And 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 the quality radar. This corporate culture, of delivering value to the customer, is the outcome of the efforts and belief of Mr. Yoganand, Chairman & Managing Director, Manjeera Conglomerate.

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 Conglomerate that puts customer satisfaction before corporate gain. Its projects stand as hallmarks of quality construction, clear titles and value for money.

THE MANJEERA SHOWCASE:

KEY COMPLETED VENTURES



Also ADITYA ENCLAVE and other landmark ventures

UPCOMING VENTURES



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. Phase I is in an advanced stage of completion and is poised for occupation by March 2010.



MANJEERA
**DIAMOND
VILLAS**
As precious as you!

Gopanpally - Gachibowli
Lifestyle villas
Area: 3500 sft.

Manjeera Diamond Villas, coming up alongside Manjeera Towers, present a breathtaking medley of contemporary style & 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.

UPCOMING VENTURES



MANJEERA
smarthomes
VILLAS

Qutbullapur
Deluxe duplex homes
Area: 1916 - 2671 sft.

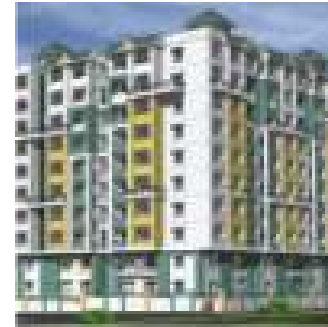
Smart Homes - Villas is more of a medium for Manjeera to inspire and transform peoples' lives. A total of 45 deluxe quality duplex homes with built-up areas ranging from 1916 to 2671 sft. have come up at this zip code which is home to well-known establishments. Its proximity to the City, excellent connectivity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



MANJEERA
smarthomes
APARTMENTS

Qutbullapur
2 & 3 BHK apartments
Area: 1056-1308 sft.

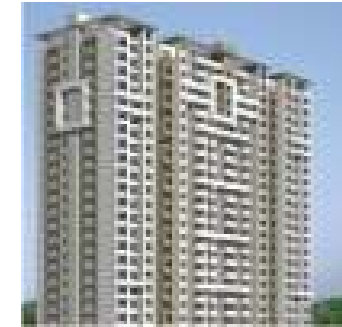
Smart Homes - Apartments is an affordable residential space perfected the Manjeera way. The Project comprises of a total of seventy 2 & 3 bedroom apartments ranging from 1056 sft. to 1308 sft. nestling in a 5-storeyed tower. Just 30 minutes' drive from the heart of the City, this Project offers the perfect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



MANJEERA
HEIGHTS-II
LB NAGAR

3 BHK apartments
Area: 1351-1778 sft.

Giving a project that 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.
Ready for Occupation!



MANJEERA
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HOMES

JNTU-Hitech City Road
2 & 3 BHK apartments
Area: 1060 - 1700 sft.

This magnificent residential complex on the JNTU-Hitech City Road, KPHB, Kukatpally, consists of close to 250 two and three BHK apartments spread over 23 storeys replete with the conveniences of modern day living. A fully appointed Gym & Health Club, Clinic, Creche and Snack Bar plus ample parking space, central laundry, drinking and sewage water treatment plants etc. make it an ideal place to come back to. Add to these, a terrace that sports a swimming pool and a helipad... and you know this is the place to spend the rest of your life in.



*JNTU-Hitech City Road
Area: 2316 sft. and above*

With 900,000 sft. of sheer versatility, spread over 18 storeys, it's now easier to be productive, imaginative and happy at work. Sleek and contemporary, Manjeera's innovative office environments are built in conformance with vastu, with a lot of common sense and the willingness to do something really different.



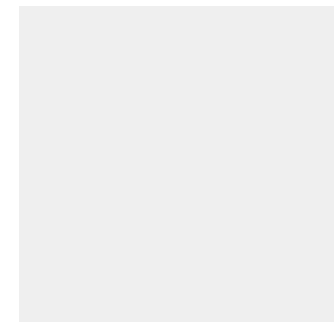
*JNTU-Hitech City Road
Area: 425,000 sft.*

The goal behind Retail@Trinity is to skillfully combine comfort with dynamic design elements. The 4,25,000 sft. mall is all about urban effervescence and caters to connoisseurs of food & entertainment through state-of-the-art gaming zones, food courts, a multiplex and hi-end shopping.



*JNTU-Hitech City Road
3 BHK deluxe apartments
Area: 1803 - 2198 sft.*

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





Manjeera follows a methodological framework where best practices are institutionalised 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 Constructions Ltd., the flagship company of the Group, has been awarded the ISO 9001:2000 certification for its process excellence. The Company is also listed on the prestigious Bombay Stock Exchange.

Manjeera has signed up to acquire a CQRA-CIDC rating for Manjeera Diamond Towers, one of its quality-loaded projects. The Conglomerate is the first in Hyderabad, and the second in India to join this Certification Program.

Hotel Aditya Park brought home for Manjeera, the coveted National Energy Conservation Award-2006, instituted by the Ministry of Power, Government of India. It was adjudged the best, in energy efficient and environment-friendly technologies, among all surveyed hotels in India.

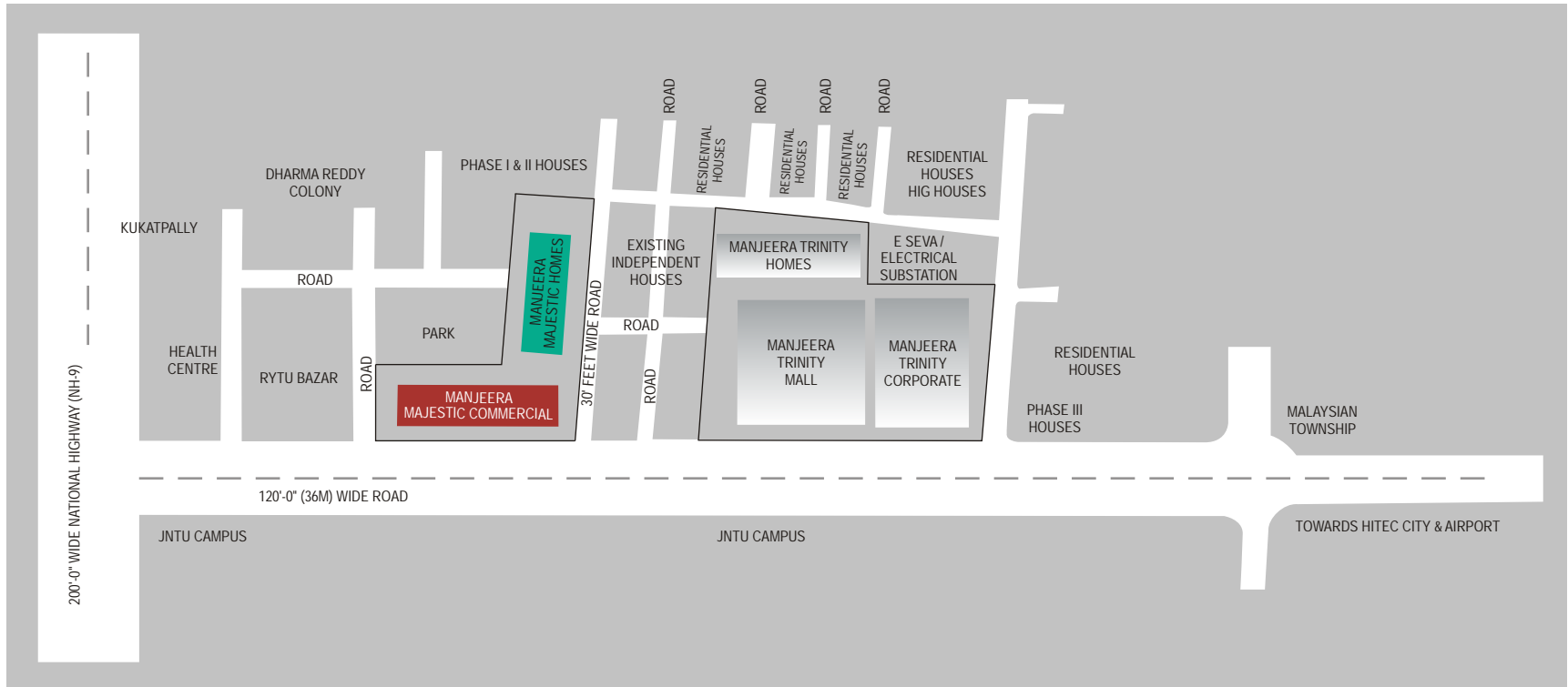
Manjeera is also a member of CREDAI, Builder's Forum and IGBC (Indian Green Building Council).

THE 'MANJEERA' FACTOR

Manjeera's commitment to quality and trust, its customer sensitivity, and its stance of delivering on promise with agility and value, ensure smarter and efficient offerings at all times. The Group's collective expertise in the commercial sector - and sustained efforts in enhancing it further - assures clients of superior service and value at all times. A unique feature of all Manjeera's commercial properties has been the intelligent mix of anchor tenants and top-notch retail brands.

At Manjeera, it's all about going beyond space delivery and management...it is about building value for the client's business.







SPACE MAINTENANCE SOLUTIONS

Manjeera understands how difficult it is for people on the move to meet all the property 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 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.

Services: Finding tenants | Completing documentation | Collecting rent from your tenant | Depositing rent in your account | Arranging for resale of the property | Attending to your needs | Monitoring the payment of utility bills, property tax etc.

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.

Manjeera Constructions Ltd.

An ISO 9001:2000 Company

304 Aditya Trade Centre
Aditya Enclave Road Ameerpet
Hyderabad - 500 038
Fax: +91 40 2373 3763
E-mail: marketing@manjeera.com

www.manjeera.com

CALL 6617 6617

Architects: Matrix Consultants
Ph.: +91 40 6678 0558
www.matrixhyd.com



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