



ADVANTAGE: LIFE

MANJEERA  
**majestic**  
HOMES

JNTU - Hitech City Road, Kukatpally





Luxury, Location, Lifestyle...add another 'L' - Life - to it and what you get is a majestic living space that's all set to conquer the crest of luxury. Exclusively crafted for those who believe homes are not just walls and ceilings, *Manjeera Majestic - Homes* is an exclusive residential commune defined by class, comfort and value.

This feature-rich residential complex is ideal for those who want to be away from the urban pace, and yet live within the City. Abutting the 120' wide JNTU-Hitec City road in Kukatpally, *Manjeera Majestic - Homes* comes with a bouquet of magnificent incentives - both in terms of investments and living - that make it an irresistible option.

# majestic

## THE MAGNIFICENT ENVIRONS

Gracing the future-ready skyline of JNTU-Hitec City road at Kukatpally, *Manjeera Majestic - Homes* has the unparalleled advantage of location. With its preferred destination status for a multitude of corporate offices and entertainment hubs, this location is poised to be the most coveted real estate space in Hyderabad.

A people-friendly place, Kukatpally is flooded with eating joints, cinema theatres, schools, colleges, shopping malls and all that one would desire for a hassle-free life.

A good convergence of discrete socio-economic groups makes it an ideal place for those seeking a cosmopolitan environment. Kukatpally is well-connected, thanks to its proximity to the IT hub, major industrial estates in Balanagar, Jeedimetla, Bolaram & Patancheru, and prominent national highways. Also, it echoes the changing face of Hyderabad's fast appreciating real estate space. As we see, *Manjeera Majestic- Homes* will mark your grand entry into the future of Hyderabad.





# THE ROYAL INVITATION



Striking architecture, flawless quality, complementing benefits and above all, a colonial lifestyle extends a king-size invitation to you. *Manjeera Majestic - Homes* is nourished by ample greenery and modern-day conveniences that augment the quality of life. Design simplicity and robust construction values - with a visible touch of royalty - merge to form the backbone of this 250+ units' project. Even as compactness - to suit the hectic modern-day lifestyle - is the theme, the use of soft colours, subtle shades and imaginative pastel variations endow every home with a feeling of enhanced space.

Eminent architects drawing on Manjeera Group's exhaustive experience and Hyderabad's rich historical, yet cosmopolitan, culture, have created this residential complex with shades of grandeur that can actually be lived.

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

## LIVE LIFE KING-SIZED

*Manjeera Majestic - Homes* is intended to charm right from the word go.

The impressive 24-storied structure - with an arresting presence - towers on one side of the road making a distinctive statement with its stylish, straight line design.

One of the tallest buildings in the area, this elevated life space is where you can converse with the wind, feel the rain drops on your face...and live the high life.

With an equal accent on style and comfort, the Complex provides homes for all tastes and budgets. Customers can choose from a mix of intelligently designed 2 & 3 BHK deluxe apartments.

### Enviably spread of delights

- 2 BHK (1060 - 1200 sq.ft.) & 3 BHK (1300 - 1700 sq.ft.) apartments • 4 hi-speed 16 passenger lifts, 2 service lifts for goods and servants • Helipad on the terrace
- Treatment of domestic water • Sewage treatment plant • Drip system for landscaping at ground Level • 100% DG backup • Reticulated piped gas system • Visitors' parking
- 50 feet setback all-round • Fire detection and fire-fighting systems • Intercom & door phone systems for security

### Luxury top-ups

- Oasis - The Clubhouse • Exclusive landscaped areas with Lawns, Tot lot, Multipurpose play area, Swimming pool etc. • A dedicated amenities' floor equipped with Gym & Health club, Indoor games, Clinic, Snack bar, Banquet hall, Library, Crèche...

### More!

- Shopping and Office block right next door



# 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 delight before corporate gain. Its projects stand as hallmarks of quality construction, clear titles and value for money.

Excellence is embedded into Manjeera through cutting-edge processes and methodologies that enable the highest design standards and unreserved customer satisfaction. Anticipating the future is the Company's forte and understanding the needs of tomorrow has seen it achieve success - critical and commercial.

## THE 'MANJEERA' FACTOR

Manjeera's commitment to quality, trust and customer sensitivity, and its impeccable record of delivering on its promise with agility, ensures smarter homes for its customers. The Conglomerate's collective expertise in creating next-generation homes - and sustained efforts to hone it further - assures clients of superior service and value at all times. For Manjeera, it's all about going beyond space delivery and management... it's about elevating lives.



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).





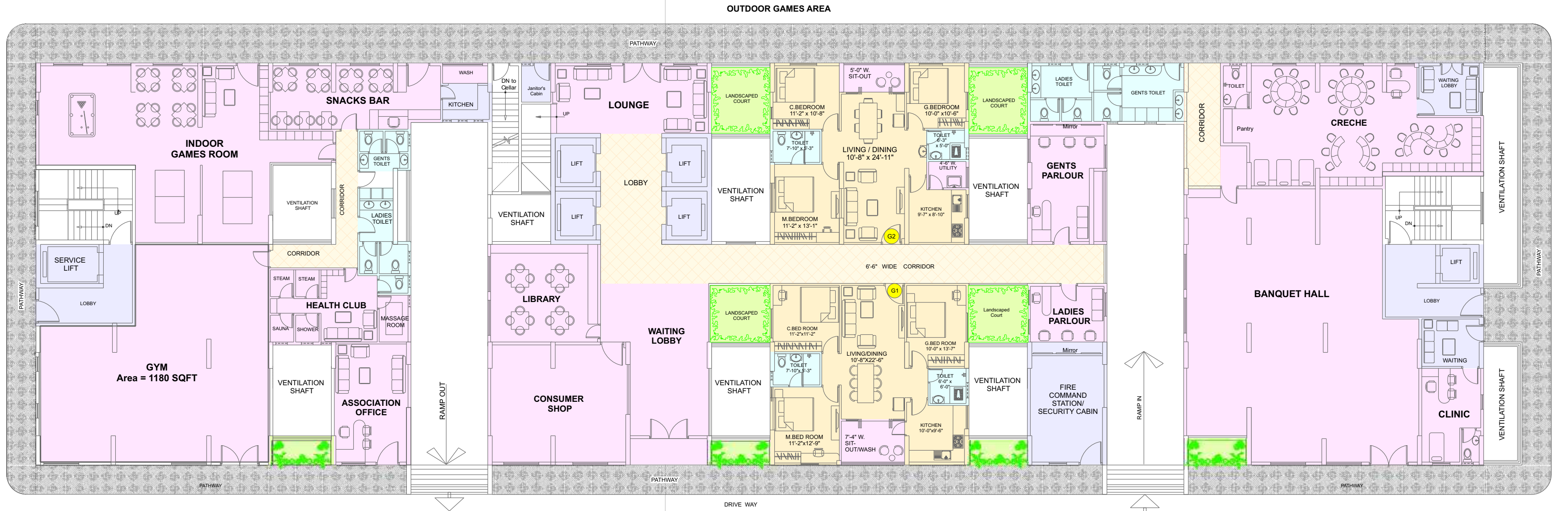
KUKATPALLY'S  
BRAND NEW  
LIVING SPACE!



SPECIFICATIONS

Structure	RCC framed structure
Superstructure	AAC blocks (Aerocon/Siporox) finished with cement plaster
Doors	Engineered door frames & shutters
Windows	UPVC windows with clear glass
Flooring	Vitrified tiles inside the flats, marble in corridors and staircases
Toilets	Anti-skid ceramic tile flooring; Glazed tiles dado up to door height Shower cubicle with single lever concealed wall mixer in the master bedroom
Kitchen	Polished granite platform, stainless steel sink and 2' height ceramic/glazed tiles dado above cooking platform; provision for chimney, hob and exhaust fan; reticulated gas supply system
Electrification	Hall, bedroom, kitchen and toilets to be provided with adequate numbers of light, fan and power points; points for airconditioning in all bedrooms; telephone point and TV point in hall and master bedroom; internal point in drawing and master bedroom
Water Supply & Sanitaryware	CI/PVC for sewerage lines; GI/CPVC/Kitec/other equivalent quality pipes for water supply; all Sanitaryware and CP fittings of hi-quality standards
Walls	Internal walls finished with plastic emulsion paints over smooth finish; combination of texture and acrylic paints for external walls
Airconditioning	Copper pipes provided for split airconditioner in master bedroom; (Power and drain points provided)
100% DG Backup	

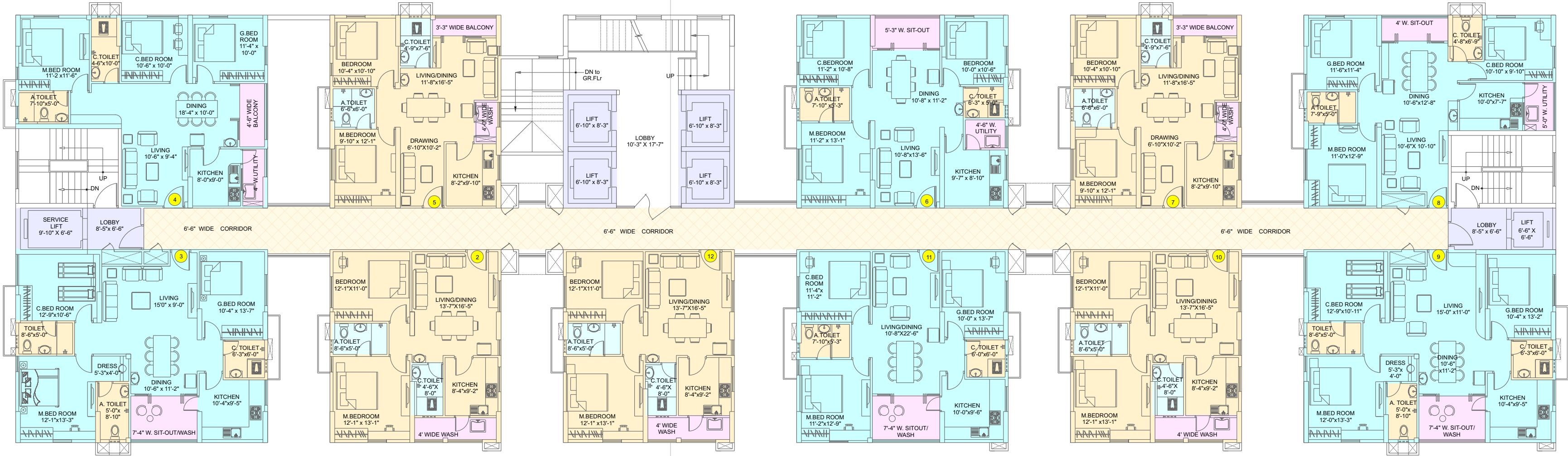




GROUND FLOOR PLAN

Flat No.	G1	G2
Area in Sft.	1308	1308

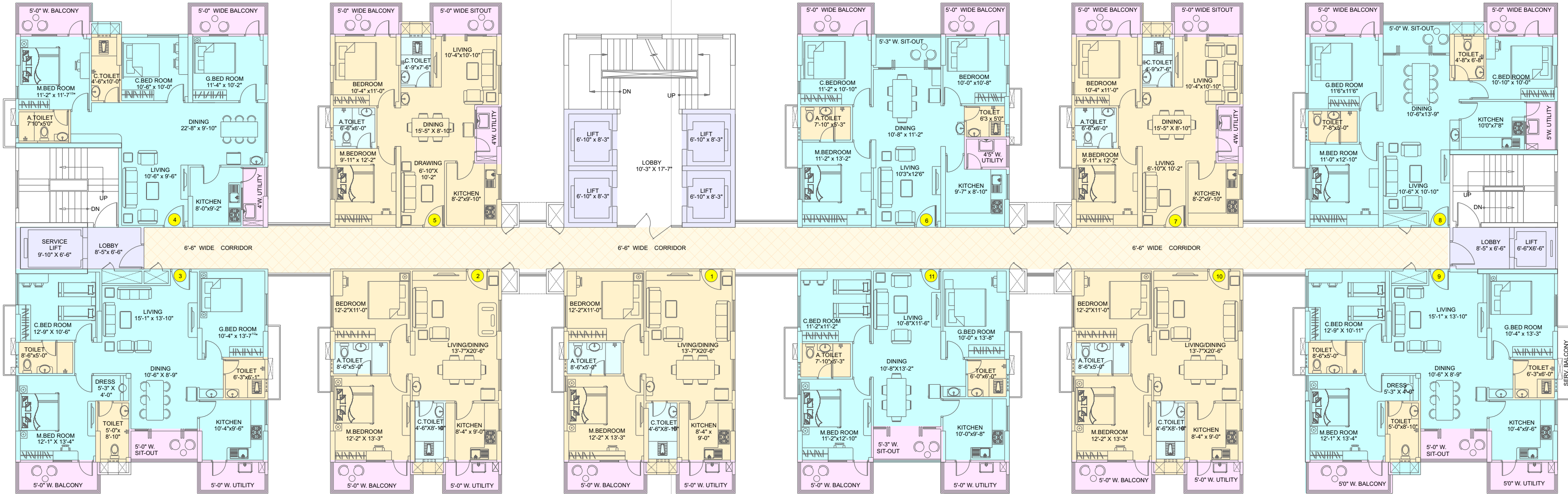




FIRST FLOOR PLAN

Flat No.	1	2	3	4	5	6	7	8	9	10	11
Area in Sft.	1058	1058	1529	1297	1058	1309	1058	1295	1542	1058	1309





TYPICAL FLOOR PLAN  
(2nd to 23rd)

Flat No.	1	2	3	4	5	6	7	8	9	10	11
Area in Sft.	1199	1199	1682	1453	1199	1453	1199	1473	1698	1199	1453







## 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 all 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 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.



### 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 majestic COMMERCIAL

JNTU-Hitech City Road  
Area: 1300 sft. and above offices  
500 sft. + shops/showrooms

This airconditioned shopping-cum-office complex, abutting the 120 ft. wide JNTU-Hitech City road, is all of 10 floors plus a 3-level basement parking. The 325,000 sft. builtup space features office units ranging from 1300 sft. to facilitate occupancy by small, medium and large entrepreneurs. Hosting shopping options going from local to national to international brands, spread over 3 floors, Manjeera Majestic - Commercial promises to cater to the diverse shopping needs of the neighbourhood.

A 100% DG backup and responsive property management services make it a hassle-free zone to work from.



## MANJEERA TRINITY CORPORATE

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, a lot of common sense and a willingness to do something really different.



## MANJEERA TRINITY HOMES

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 and 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 TRINITY RETAIL

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.

# THE MANJEERA SHOWCASE:

## KEY COMPLETED VENTURES



Aditya Enclave and many more...





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Note: This brochure is only a conceptual presentation of the Project and not a legal offering. The Promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.