

A Venture By  
Ajasra Homes Pvt. Ltd.



Photo: ATC Tower at Shamshabad Airport

# *Akash Vihar*

The Warrior's Choice

The Residential Layout Approved by Hyderabad Metro Development Authority

History changes, nations fade, but the land remains.

In a changing world, one of the few constants is land. A piece of land can be an anchor in today's turbulent seas of change, a measure of security in an uncertain world. And a piece of eternity on which to build the future.

Ajasra Homes offers you the opportunity of building your future your own way, with Akash Vihar at Mansanpally, near Shamshabad.



Entrance Arch & Security room planned for Akash Vihar

## Ajasra Homes - Values for a brighter future



Ajasra Homes Pvt. Ltd. is a modest Real Estate company that is transparent, dynamic and focused on giving investors the best possible value for their money both in terms of investment returns and future comfort. To this end, Ajasra Homes offers its clients complete all-round solutions for their Real Estate investment and allows them to realize their dreams of a brighter future as quickly as possible.

'Ajasra' is a Sanskrit word that means 'always' and 'in all ways', a word that clearly describes our philosophy of ensuring client satisfaction in each and in every way. We achieve this by adhering to our clear-cut Value system, while being guided by our overall Vision and Mission statements at all times.

**Our Vision** To contribute towards a better world by offering people the means to create a brighter future for themselves through Real Estate ownership

**Our Mission** To use commitment and integrity to ensure that our clients achieve their investment goals whether they be security, value appreciation or both.

**Our Values** **Complete Transparency:** We ensure that every step of the purchasing process complies with all statutory and legal requirements through in-depth scrutiny of all rules, documents and processes.

**Value Creation:** We are dedicated to giving our clients the value that they expect and more through careful study of trends and expectations.

**Quality Focus:** We are committed to delivering the highest standards of quality, from procedures, materials and finishing to layout and design.

**Attention to Detail:** We believe that customization is the key to user satisfaction, and ensure that all facilities are designed and created with the needs of the client in mind.



CONNECTIVITY

## P.V. Narasimha Rao Elevated Expressway

The Hyderabad International Airport is at Shamshabad, 22km away from the city. To provide fast and safe connectivity to the airport, HUDA has constructed an 11 km long Elevated Expressway corridor. This is India's longest flyover, the P.V. Narasimha Rao Expressway. This project cost Rs. 450 crores and consists of a 4 lane elevated divided carriage way of 2 lanes on either side having a design speed of 80-100kmph.



## How does one invest in Real Estate?

While investing in Real Estate can be a great way to secure one's future, one needs to be very careful to choose a piece of land that offers the best in convenience, security and future value. Great care needs to be taken to understand the importance and impact of

- Location
- Present and future transport connectivity
- Future increase in local population
- Present and future infrastructure facilities
- Government plans for the area

Once these aspects have been understood and deemed satisfactory, the next step is to identify a reliable Service Provider or Real company that can pave the way for your ownership. This company should be able to give you detailed information on

- Legal status of the property
- Proof of various necessary approvals
- Development plans for the property
- After sales services like security and upkeep
- The estimated price

On the satisfactory completion of this initial decision-making process, you will then be ready to buy your very own piece of land.



Outer Ring Road



PVN Express Flyover joining Junction



Entrance of PVN Express Flyover



## Laxmi Vihar at Mansanpally

Our Laxmi Vihar project is located at Mansanpally village near Shamshabad, and commands a strategic position near the Hyderabad international airport at Shamshabad. Lakshmi Vihar has all the makings of a beautiful residential colony: A state-of-art entrance gate invites you as you enter; 40% of the land of the layout is dedicated to internal BT roads, landscaping and children's play areas; The avenue plantation has been designed for best effect; Underground cabling keeps your view clear of unsightly wires; A complete compound wall and 24-hr security ensures your peace of mind.

PREVIOUS PROJECT



## Why invest in Real Estate?

Investing in Real Estate gives you ownership of something permanent, something that can go a long way in ensuring your future security, and something that unlike other goods will not depreciate over time.

### Security

Today, the largest percentage of any person's or family's monthly expenditure tends to be on living accommodation in the form of rent. Due to the current high level of inflation, income may not keep pace with expenditure, placing future levels of rent out of reach. Real Estate ownership in the form of land and buildings takes away this threat and gives you a permanent place of residence, regardless of the prevailing levels of rent or inflation.

### Value Appreciation

Purchasing Real Estate can also be a very profitable form of investment. The value of land tends to increase over time, and the higher the demand for land in a particular area, the greater the increase in value. Finally, there are always a number of ways in which an owner can further increase the value of his or her piece of Real Estate in the eyes of a potential buyer.



Facilities in Laxmi Vihar



## Prestigious Rajiv Gandhi International Airport, Shamshabad

Rajiv Gandhi International Airport Limited is located approximately 22 kms away from Hyderabad city on a 5,495 acre site. It will have an ultimate capacity of 40 million passengers per annum and is designed to handle New Large Aircrafts (NLA), including the Airbus A380. The modular design of the airport will allow incremental expansion of each area, without any major rebuilding or operational disruption.

LOCALITY



Shamshabad Airport Apron



Airport Roads



Novotel Hotel inside the Airport



SURROUNDING PROJECTS



FAB CITY



HARDWARE PARK



Why should one invest in Shamshabad,

Hyderabad?

Investing in Real Estate can be a costly and time-consuming process, and care must be taken to invest in the right area and location for maximum value. The value of a piece of land is broadly dictated by the facilities available around it and its connectivity via road and rail to other parts of the country. As an established IT and industrial hub with high levels of public infrastructure and excellent connectivity to the rest of the state and the country, Hyderabad is an ideal city in which to invest.

Within Hyderabad, Shamshabad is an outstanding location for Real Estate investment, being poised to grow rapidly in the quality of facilities on offer and the number of employment opportunities available. With many SEZs (Special Economic Zones) being declared in Shamshabad and many companies taking advantage of this to set up shop here the number of people moving into the locality is set to increase manifold. This, together with the easy connectivity to the city offered by the ORR (Outer Ring Road) and the PV Narasimha Rao Elevated Expressway, makes Shamshabad an exceptional investment opportunity, both from a residential as well as from a profitability point of view.

After much careful scrutiny of the development and appreciation trends in Hyderabad over the last 50 years, Ajaska Homes offers its clients Akash Vihar at Manasanpally, Shamshabad: the ideal Real Estate investment.



FAB City



Hardware Park



LOCATION



North Side Airport  
West Side Laxmi Vihar



East Side Maheshwaram  
South Side Mansanpally



Akash Vihar - Your very own piece of eternity

Four directions (NEWS) view from Akash Vihar site



Padmalaya Studios



Akash Vihar Site

Akash Vihar at Manasanpally, Shamshabad, offers you everything you could want from Real Estate as a secure, well-connected location in which to build your dream home, and one that has excellent prospects for future value appreciation.

Located at Manasanpally village, Maheshwara Mandal, Rangareddy District, Akash Vihar is easily accessible via the Bangalore and Srisailem highways, and the Outer Ring Road. Further, with a number of SEZs coming up in the surrounding areas and major infrastructure investment by the Government in facilities and infrastructure, the value of land in this area shows great promise of appreciation. Finally, being located beyond the Hyderabad Airport Development (HADA) limits, there is no height restriction on buildings constructed here, further adding to its attractiveness as a residential or financial investment.



## Roads

- Formation of earthen roads.
- Formation of WBM roads with two layers of 60 and 40 MM HBG metal.
- Bituminous carpet of 50 MM thick with 20 MM metal and seal coat of 25 MM thick with 12 MM metal and 80/100 grade bitumen.
- Providing concrete kerb stone on either side of the road.
- Providing storm water drain on two sides of the road.
- Providing Hume pipes to the drain for road crossing.
- Formation of foot path.

## Drainage Lines

- Providing underground drainage lines with first class, ISI marked SWG pipes.
- Construction of septic tank.

## Water Supply

- Provision of underground water lines with HDPE pipes of 6 KGF. Water pipe lines for each plot.
- Construction of overhead tank with adequate capacity.

## Electrification & Telephone Lines

- Underground jelly-filled Telephone cables with adequate pairs for each plot.
- Provision of underground electrical cable with transformer.
- Provision of street lights with high mast iron poles.

## Plantation

- Providing avenue plantation on either side of the roads.
- Park development with landscaping.
- Water Harvesting Pits

## Security Provision

- 6' height compound wall from ground level all around the colony.
- State-of-the-art entrance with security kiosk.



**N. Ramakrishna Rao**

Managing Director  
Ajasra Homes Private Limited.



N. Ramakrishna Rao hails from Kaloor, a small village in Nizamabad district, Andhra Pradesh, and was the first student of the AP Government Residential School, Keesaragutta. It was the school and its teachers that taught him the strong values that he has today instilled in Ajasra Homes Pvt. Ltd. In 1989, Ramakrishna Rao joined the Indian Air Force and, after 15 years 9 months of serving, he left the Air Force and entered the Real Estate industry, where he has tried to replicate the processes and administration system used in the Air Force.

Since then, he has successfully undertaken four projects, of which three have been for the Indian Oil Corporation. Akash Vihar is his fifth project.

A few years from now, he plans to set up an educational academy as a way of giving back to society something that he could not have done without: quality education and a strong value system.



# LOCATION MAP



Not for Scale

## PROMOTERS



# AJASRA HOMES PRIVATE LIMITED

Flat No. 301, 4th Floor, Swastik Plaza, SR Nagar, Hyderabad - 500 038

Ph: +91-40-23710027 / 23710028 / 64616164

Web: [www.ajasra.com](http://www.ajasra.com) | e-mail: [ajasrahomes@gmail.com](mailto:ajasrahomes@gmail.com)

Note : This brochure is only a conceptual presentation and not a legal offering. The promoters reserve the right to alter plans, amenities and features as deemed fit.