



ZRICKS REIT

ALIENS VALLEY

gopanpally - gacchibowli, hyderabad

• APARTMENTS. • INDEPENDENT VILLAS. • CLUBHOUSE

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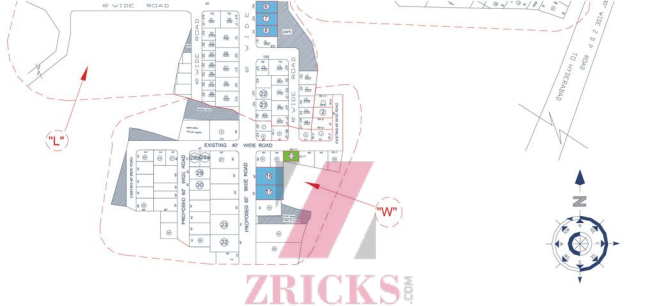
A new bevy of innovative, **ZRICKS** COM concept living

Affixing a new meaning to the lifestyle of a gated community, Aliens Valley is all about a 'fresh' approach to a growing class of 'modern life seekers' - people who value contemporary design, health and ecological sustainability in the products they buy.

Located in a quiet, secluded and yet integral to the buzzing development of Hyderabad city, Aliens Valley is comprehensive in its development offering meticulously chosen location with peace and tranquility, excellent access and immaculate homes to its

residents. Currently, the project progress is in full swing with various options to choose from the villas and apartments alike.

The living spaces at Valley are characterised by due 'intelligence' as they satisfy both the classes of aesthetics and the practical. The elevations are designed by internationally known architect William Lau of Singapore who has proven abilities to develop residences in line with the new age expectations.



APROJECT ID: A5, A6 - A8

ALIENS VALLEY



Aliens group

ALIENS DEVELOPERS P.L.L.C

Independent bungalow

Plot no. L-22	42' x 60'	Plot no. L-55	36' x 50'	Plot no. LE-16	36' x 50'
Plot no. L-23	40' x 60'	Plot no. W-2	40' x 69'-9"	Plot no. LE-17	36' x 50'
Plot no. DH-138	30' x 50'	Plot no. W-7	40' x 60'	Plot no. LE-18	36' x 50'
Plot no. LE-15	36' x 50'	Plot no. W-28a	31' x 47'	Plot no. L-59	36' x 50'
Plot no. LE-3	42'-1" x 42'	Plot no. W-28b	31' x 47'	Plot no. DH-141	36' x 50'
Plot no. LE-11	40' x 60'	Plot no. LE-10	40' x 60'		
Plot no. L-95	36' x 50'	Plot no. LE-14	36' x 50'		

Apartments

AD-2	Plot no. L-6, L-7 & L-8	85' x 132'
AD-3	Plot no. DH-87 & DH-88	60' x 80'
AD-4	Plot no. W-22 & W-23	1425 sq. yd.
AD-5	Plot no. L-51 & L-52	634 sq. yd.
AD-6	Plot no. W-29 & W-30	310 sq. yd.
AD-7	Plot no. W-16 & W-17	560 sq. yd.

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SPECIFICATIONS - INDEPENDENT VILLAS

smart, prosperous and essentially aspirational

Foundation & Structure	<ul style="list-style-type: none"> RCC Framed Structure on Footing over hard strata with Plinth Beams for extra Safety Ready Mix Concrete 	Verification	<ul style="list-style-type: none"> Sky Light in Central House over the Court as well as for the Toilets and Basement that will Enhance the Lightening for the Complete House.
Super Structures	<ul style="list-style-type: none"> Outer Walls are of 3" & Inner Walls are of 4" 1/2" thick Red / Cement Brick, with Cement Mortar [1:6 prop] 	Interiors	<ul style="list-style-type: none"> Interior Designing Modular Kitchens with Electric Chimney and Hob* Split AC's in all Bed Rooms, Living, Dining, Entertainment Room* False Ceiling with Designer Lights in all Rooms.* Curtain Rods with Curtains* Complete Bath Accessories including Storage Box and Mirrors * Sports Room with Billiards/ Pool Table* Bath Cubical with Steam in Master Room*
Cupboards	<ul style="list-style-type: none"> Provision will be made for Cupboards 	Security	<ul style="list-style-type: none"> Solar Fencing Inter Com Video Security System (Video Phone) Automated Remote Control Gate *
Doors & Shutters	<ul style="list-style-type: none"> Main Door Frames of MT Teak Shutters are made of Designed Veneer Flush Wood All Internal Doorframes are of Teak Flush Door - Internal Doors 	Water	<ul style="list-style-type: none"> RO System for Drinking Water Water Softener Servants Servant Room with Attach Toilet
Windows	<ul style="list-style-type: none"> All Windows are of Anodized Aluminum Frames and Shutters Glazed Sliding Doors OR UPVC Window Systems are Hollow Multi Chambered with EPDM Gaskets and Steel Reinforcement with an Outer Wall Thickness of 2 mm and Hardware is fixed through this Reinforcement French windows with Float Glass for Balcony whenever designed. 	Leisure	<ul style="list-style-type: none"> Entertainment Room with Speaker Cabling* World Space Music System Dish / Cable TV Party Place with Barbeque Sports Room with Billiards / Snooker Table, Terrace Gardens Lawns
Hardware	<ul style="list-style-type: none"> Godrej/Europe for Main Door & Powder Coated Fittings 	Parking	<ul style="list-style-type: none"> 2 Car Garage Parking (covered)
Kitchen	<ul style="list-style-type: none"> Platform will be provided with Granite along with Wall Cladding up to 2 ft above platform with Bell or Equivalent tiles. Modular Kitchen with Electric Chimney and HOB.* 		
Utility	<ul style="list-style-type: none"> Front Loading Washing Machine / Dryer is provided in Laundry cum Store Room* Wet area for Washing Utensils & Dishwasher * 		
Toilets	<ul style="list-style-type: none"> All Toilets with Non Slippery Ceramic tile Flooring and Wall Cladding with Ceramic Tiles up to roof. One Wall Mixture, Shower of Plumber/ Sieko / Essex or equivalent make. Panry Ware - John Peddar Sanitary Ware Water Proofing Solar Water Heater with back up Electric Water Heater. ISI GI / PVC Piping Steam with Bath Cubical* 		
Flooring	<ul style="list-style-type: none"> Split Floor Level (1 feet Lower in North-East Corner) Vitrified Tiles in Hall & Dining Wooden Flooring in few locations according to Interior Design* 		
Painting	<ul style="list-style-type: none"> Internal Wall are Finished Smoothly with (Cement Based) Lappan and Painted with Emulsion Paint. External Walls are with 2 Coats of Cement Plaster along with 2 Coats of Weather Coat Paint. 		
Electrical & Comm	<ul style="list-style-type: none"> Concealed Copper Wiring with Adequate Points with ABB or Equivalent Modular Switches Power Plugs 2 (15 Amps plug) for Kitchen & Dining Three Phase Supply TV, Point (All BR & Drawing) Split AC Hall, Dining, Entertainment & all BR Rooms. Telephone (Drawing & All BR) Electricity - 5KVA, 3 Phase Connection 3 KVA Power Backup* 		

Note: * Marked Specifications are for Interiors Package only in (option 1)

- Modular Kitchen with Electric Chimney and HOB *
- Front Loading Washing Machine / Dryer is provided in Laundry cum Store Room *
- Wet Area for Washing Utensils & Dishwasher *
- Steam with Bath Cubical *
- Wooden Flooring in few Locations according to Interior Design*
- 3 KVA Power Backup *
- Modular Kitchen with Electric Chimney and Hob *
- Split AC's in all Bed Rooms, Living, Dining, Entertainment room *
- False Ceiling with Designer Lights in all Rooms *
- Curtain Rods with Curtains *
- Complete Bath Accessories including Storage Box and Mirrors *
- Sports Room with Billiards/ Pool Table *
- Bath Cubical with Steam in Master Room *
- Automated Remote Control Gate *
- Entertainment Room with Speaker Cabling *

SPECIFICATIONS - APARTMENTS

Intelligent & expressive

Foundation & Structure	<ul style="list-style-type: none"> RCC Framed Structure on Footing Over Hard Strata with Plinth Beams for extra Safety Ready Mix Concrete 	Stand by Power	<ul style="list-style-type: none"> AC Point in all Bed Rooms Telephone (Drawing & Master BR)
Super Structure	<ul style="list-style-type: none"> Outer Walls are of 9" & Inner Walls are of 4 1/2" thick Red Cement Brick, with Cement Mortar (1:5 prop) 	Lifts	<ul style="list-style-type: none"> Auto Start Soundproof Generator 1 KVA per Flat Selected Common Lighting & Lift or Water Pump
Cupboards	<ul style="list-style-type: none"> Provision will be made for Cupboards 	Security	<ul style="list-style-type: none"> 5/6 Passenger Lifts (One Glass Lift) V3F Drive (For Smooth Operation, Energy Saving & Lowering Wear and Tear) Stainless Steel Door or Slide
Doors & Shutters	<ul style="list-style-type: none"> Main Door Frames of MT Teak Shutters are made of Designed Veneer Flush Wood All Internal Doorframes are of Teak Internal Doors - Flush Door / Molded Doors 	Water	<ul style="list-style-type: none"> Intercom & Video Security System RO System for Drinking Water Water Softener
Windows	<ul style="list-style-type: none"> All Windows are of Anodized Aluminum Frames and Shutters Glazed Sliding Doors OR UPVC Window Systems are Hollow Multi Chambered with EPDM Gaskets and Steel Reinforcement with an Outer Wall Thickness of 2 mm and Hardware is fixed through this Reinforcement. French windows with Float Glass for Balcony wherever Designed 	Cooking GAS	<ul style="list-style-type: none"> Centralized Cooking Gas Connection (LPG)
Hardware	<ul style="list-style-type: none"> Godrej / Europa for Main door & Powder Coated Fittings 	HOT Water	<ul style="list-style-type: none"> Solar Water Heater (24Hours Hot Water, Saves Energy)
Kitchen	<ul style="list-style-type: none"> Platform will be provided with Granite along with wall Cladding up to Ceiling It above Platform with Bell or Equivalent Tiles. Provision for Exhaust Fan 	Club	<ul style="list-style-type: none"> Free Club Membership Swimming pool Table Tennis, Pool Table Squash Court, Tennis Court Fitness Center (GYM) Coffee Bar Yoga & Meditation Hall Cards Room Steam & Jacuzzi Basket Ball Court
Utility	<ul style="list-style-type: none"> Provision for Washing Machine Wet Area for Washing Utensils etc. 	Children Play Area	<ul style="list-style-type: none"> Children Play Area
Toilets	<ul style="list-style-type: none"> All Toilets with Non Slippery Ceramic Tile Flooring and Wall Cladding with Ceramic Tiles up to 7' ft height in Toilets. One Wall Mixture, Shower of Plumber's Essex or equivalent make. Panry Ware (John Peddar / Rassi / Cera Sanitary Ware). Water Proofing Provision for Geysers in all Toilets ISI GI / PVC Piping 	Landscaping	<ul style="list-style-type: none"> Provided in the Open Areas and in Children Play Area Provided around Jogging Track
Flooring	<ul style="list-style-type: none"> Verified Tiles in Hall & Dining Vitrro in other Rooms or Equivalent 	Optional	<ul style="list-style-type: none"> Interior Designing, Modular Kitchen, Any other Fittings on of Interest
Staircase Flooring	<ul style="list-style-type: none"> Marble Flooring 		
Corridors	<ul style="list-style-type: none"> Aesthetically Designed Verified Flooring 		
Lift Wall Cladding	<ul style="list-style-type: none"> Aesthetically Designed Verified Marble/Granite Cladding 		
Painting	<ul style="list-style-type: none"> Internal Walls are Finished Smoothly with (Cement Based) Lappam and Painted with Emulsion Paint. External Walls are with 2 Coats of Cement Plaster along with 2 Coats of Weather Coat Paint. 		
Electrical & Conn	<ul style="list-style-type: none"> Concealed Copper Wiring with Adequate Points with Italia or Equivalent Modular Switches Power Plugs 2 (15 Amps Plug) for Kitchen & Dining Geysers Power Points in all Bath Rooms Three Phase Supply T.V. Point (Master BR & Drawing) 		

WITH INTERIORS PACKAGE



A new home completely furnished is not just a far away thought. At Aliens group, you can avail the services of the design team, interiors team and care team to furnish your apartment completely as you plan to move in. The care team facilitates a 'with-interiors' package if the customer desires to opt for one. Customers can choose interior options depending on their budgets and taste.

- Interior design to execution
- False ceiling with designer lights
- Modular kitchen/electric chimney & hob
- Wardrobes
- 3 split ACs for 2 BHK & 4 split ACs for 3 BHK
- Wooden flooring in Bed Room or as per design
- Painting and texture paint according to Aliens Design / Care Team
- Dishwasher, front-loading washing machine and dryer for 3 BHK



EXCLUSIVE LIFESTYLE SPECIFICATIONS - CLUBHOUSE



- Squash Court
- Table Tennis
- Swimming Pool
- Basket Ball
- Shuttle Court
- Clubhouse with Billiards Table
- Steam and Jacuzzi
- Pool Table
- Gymnasium
- Yoga / Meditation Hall / Aerobic center
- Library



HOW ARE WE DIFFERENT...?

Villas:

- ◆ Elegant Modern Elevation.
- ◆ 4-passenger elevator for convenience and luxury within each villa.
- ◆ Well-balanced design by Aliens Design team keeping in mind space utilization, furniture & equipment location, safety factors, convenience etc.
- Multi Floor level
- Aesthetically designed interiors
- Entertainment room
- Steam with bath cubical
- Terrace garden
- Lawn & garden in open areas

With-interiors package -House Ready to move in:

- ◆ Interiors Design to Execution
- ◆ 5 Split ACs
- ◆ Elevator
- ◆ Sports Room with Billiards / Snooker Table
- ◆ Modular Kitchen with Electric Chimney and HOB
- ◆ Store & Laundry Room with Washing Machine & Dryer
- ◆ Solar Fencing
- ◆ Video Phone
- ◆ Curtains Rods with Curtains.
- ◆ False Ceiling with Designer Lights
- ◆ Solar Water Heater
- ◆ Minimum Bath fittings such as Brush Holders, Towel rods, Storage box & Mirrors

HOW ARE WE DIFFERENT...?

Apartments:

On the option of the buyer, Aliens group can facilitate a 'with-interiors' package to distinguish your apartment in style, class and sophistication.

With-interiors package includes:

- ◆ Interior Design to Execution
- ◆ False Ceiling with Designer Lights
- ◆ Modular Kitchen/Electric Chimney & Hob
- ◆ Wardrobes
- ◆ 3 Split ACs for 2 BHK & 4 split ACs for 3 BHK
- ◆ Wooden Flooring in Bed Room or as per design.
- ◆ Painting and Texture paint according to Aliens Design / Care Team
- ◆ Dishwasher, Front-loading Washing Machine and Dryer for 3BHK.

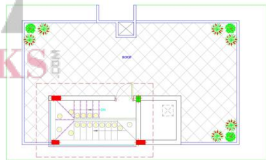
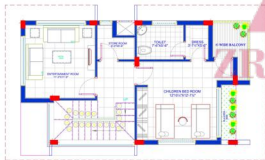
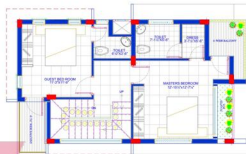


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ZRICKS REALTY

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Built up Areas:	Second floor area: 628.24 sq. ft.	Plot No: 0.136
TOTAL PLOT AREA: 166.07 sq. yds.	Car parking area: 238.12 sq. ft.	Sub: ALIENS VALLEY
Ground floor area: 628.24 sq. ft.	TOTAL FLOOR AREA: 1256.46 sq. ft.	
Plot area: 628.24 sq. ft.		

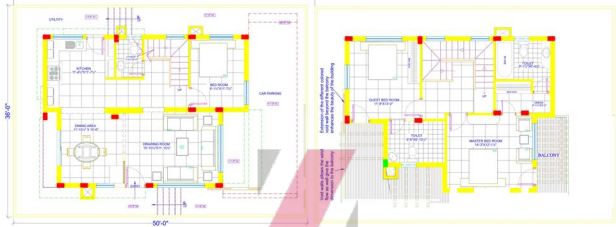


Areas:

TOTAL PLOT AREA:	2862 sq. yds.
Ground floor area:	845.7 sq. ft.
1st floor area:	711.0 sq. ft.
Second floor area:	458.2 sq. ft.
Third floor area:	478.2 sq. ft.
Car parking area:	280.0 sq. ft.
Motorcycle:	305.4 sq. ft.

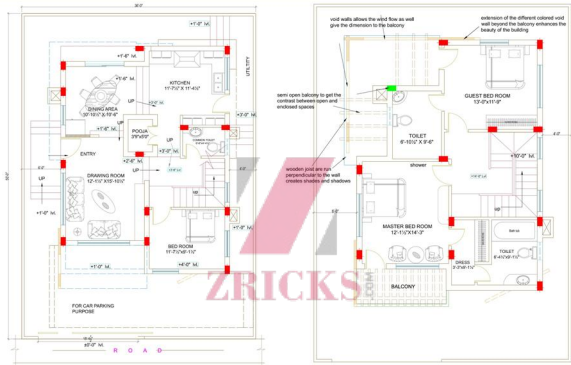
TOTAL FLOOR AREA: 3162.9 square ft.

PLOT NO: AD 1.141



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Built up Areas:	
TOTAL PLOT AREA:	200.00 sq. yds.
Ground floor area:	634.43 sq. ft.
Floor floor area:	786.58 sq. ft.
Car parking area:	239.48 sq. ft.
TOTAL FLOOR AREA:	1826.41 sq. ft.
PLOT NO: LE-15	



Areas:

TOTAL PLOT AREA:	268.0 sq. yds.
Ground floor area:	821.0 sq. ft.
First floor area:	757.2 sq. ft.
Car parking area:	322.9 sq. ft.
TOTAL FLOOR AREA:	1803.1 sq. ft.

Plot No: 14-55



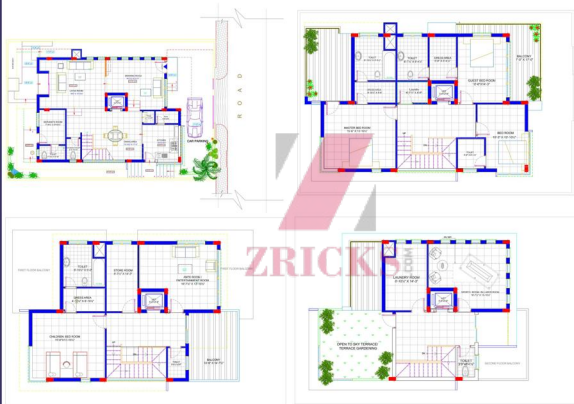
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AREAS :	
TOTAL PLOT AREA :	288.00 Sq. Ft.
GROUND FLOOR AREA :	844.25 Sq. Ft.
FIRST FLOOR AREA :	778.32 Sq. Ft.
CAR PARKING AREA :	323.00 Sq. Ft.
TOTAL FLOOR AREA :	1945.62 Sq. Ft.
PLOT NO: LE-59	

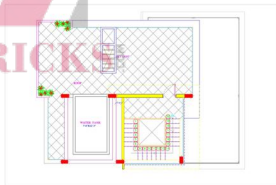


AREAS:

TOTAL PLOT AREA	200.00 Sq. yds
GROUND FLOOR	85.00 Sq. Ft.
FIRST FLOOR	70.97 Sq. Ft.
SECOND FLOOR	44.52 Sq. Ft.
TERRACE FLOOR	27.59 Sq. Ft.
CAR PARKING	122.97 Sq. Ft.
TOTAL FLOOR AREA	284.01 Sq. Ft.
PLOT NO: L/E-14 - 18	
A	WEST FACING 

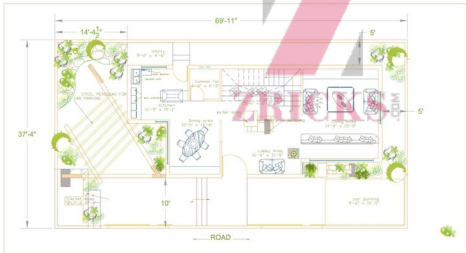
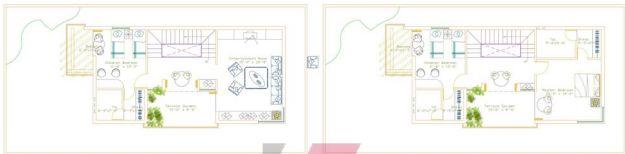


BUILT UP AREAS:	
TOTAL PLOT AREA	286.67 sq. yds
Ground floor area	7165.04 sq. ft.
1st floor area	1478.89 sq. ft.
Second floor area	1174.81 sq. ft.
Third floor area	776.95 sq. ft.
Car parking area	391.80 sq. ft.
TOTAL FLOOR AREA	10596.49 sq. ft.
PLOT NO: LC-10	



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AREAS:	
TOTAL PLOT AREA	280.06 Sq. Ft.
GROUND FLOOR	119.25 Sq. Ft.
FIRST FLOOR	132.50 Sq. Ft.
SECOND FLOOR	179.00 Sq. Ft.
TERRACE FLOOR	204.00 Sq. Ft.
CAR PARKING	105.75 Sq. Ft.
TOTAL FLOOR AREA	537.5 Sq. Ft.
PLOT NO: LE.11	



AREAS IN SQ.FT	
ground floor area	999sq. ft.
first floor area	1080sq. ft.
second floor area	1080 sq. ft.
car parking area	312 sq. ft.
TOTAL FLOOR AREA	3471sq. ft.
PLOT NO: W-13	
 NORTH FACING 	



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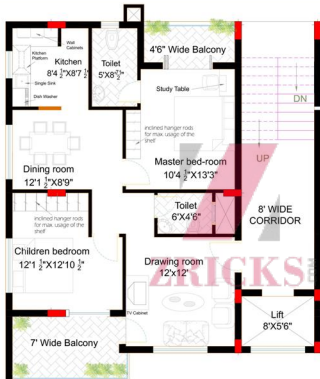
Areas:

IOIAI EI OI 4BE4 : 666.0 sq. yft.

Sl. No.	Building area	Manufacturing P. Area	Total area
A	3228.06	256.81	3484.87
B	1279.04	256.61	1535.65
GRAND TOTAL			5020.52

RI 27 NI2: 11-16



Areas:

TOTAL PLOT AREA :167.0 sq. yds.

East Facing Flat area: 1176.48 sq. ft.

West Facing Flat area: 1179.12 sq. ft.

TOTAL FLOOR AREA : 2355.6 sq. ft.

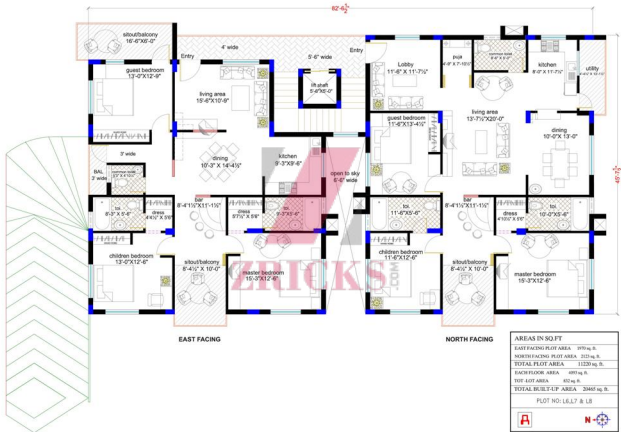
PLOT NO: 87 & 88



EAST FACING



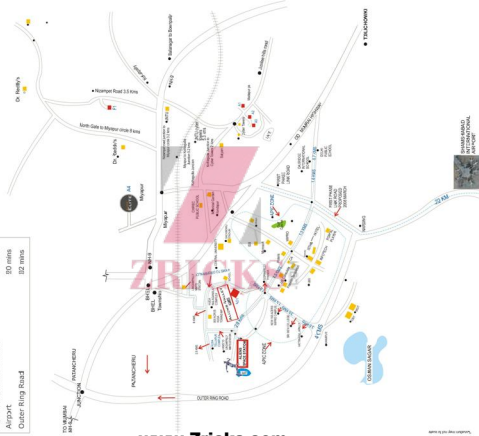
40'-0" road



Location Map

Wess Valley is located in the skycraper zone of Hyderabad. Gopampally and is just four kms from Secabowli.

IT Hub and Financial District	05 mins
Microsoft, Infosys, Polaris, Vipro (upcoming)	07 mins
Recognised International Schools & Colleges	07-10 mins
Gachibowli	05 mins
Ligaampally Mmta Station	05 mins
Airport	30 mins
Outer Ring Road	02 mins



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Map is for info purposes.

LOCATION PLAN



ALIENS
DEVELOPERS
18-11-11-11-11-11-11-11

Services
360

- > Care Team
- > Support Team
- > Finance & Legal Team
- > Property Management Team
 - Community Services
 - Client Services

Care Team

Immaculate homes are what we desire to deliver. And to facilitate it, our Care Team gives you a hands-on approach in delivering impeccable finish in all the customisation processes before possession of your pride- your home.

Support Team

'Maintenance is a constant reaction and not an action' -is the motto of our support team. No grievance/ complaint of the buyer goes unresolved even after the final possession of their cherished investment.

Finance & Legal Team

Say hello to a hassle-free possession process. No more worries about documentations, loan procurement, registration or payment schedules. The finance and legal team takes care of the rudimentary, making the ownership of your home as easy as just receiving the key to your dream life.

PMS Team

At Aliens, property sold is always a property managed. The PMS Team provides impartial and professional services of rent collection, property resale, landscaping and house keeping of common areas and round the clock security services.



ALIENS DEVELOPERS PVT. LTD.

Plot # 54 & 1, Silicon Valley, Image gardens Road, Madhapur, Hyderabad - 500 081, INDIA.

Ph: 91-40-32002307 / 32513098 ; Url: www.aliensgroup.in

Disclaimer:

The particulars are prepared with all due care for the convenience of intending purchasers but the information provided is intended as a preliminary guide and does not form part of any contract. The developer reserves the right to vary the specification as necessary to complete the works.