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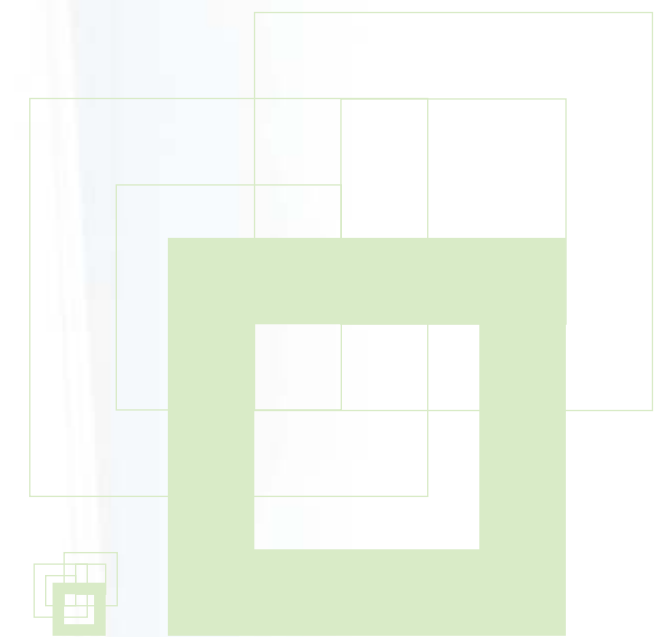


CALL: +91 40 6617 6617 / 4417 4417

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WWW.MANJEERA.COM

HOME. HEAVEN. HAPPINESS.



A home, an expression,
an unequivocal statement
of your personal style.
A reflection of you,
your experiences, your life.
Where life is the breeze ruffling
your hair; where life is the winter,
the summer and the dew drops
of delight; where life grabs you
with both hands and you live
a million moments in one.

At Manjeera Trinity Home,
it's not just about living;
it's about expanding the moment.



No. of towers: 1

No. of floors: 2 basements + 2 stilts + 23

No. of apartments per floor: 9

Apartment type:

3 BHK Signature Apartments
ranging from 1800 to 2200 sft.

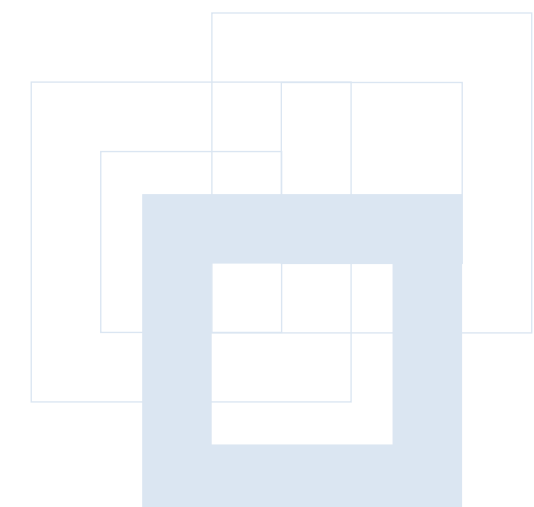
Parking:

No. of basement parking floors: 2

No. of stilt parking floors: 2

Completion Plan:

September 2011

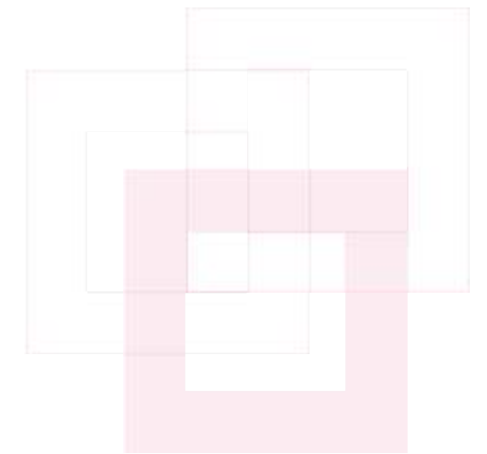


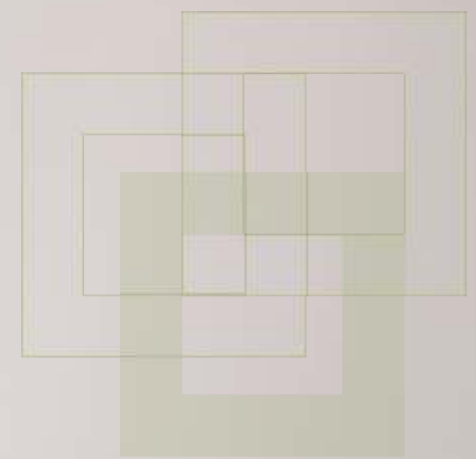
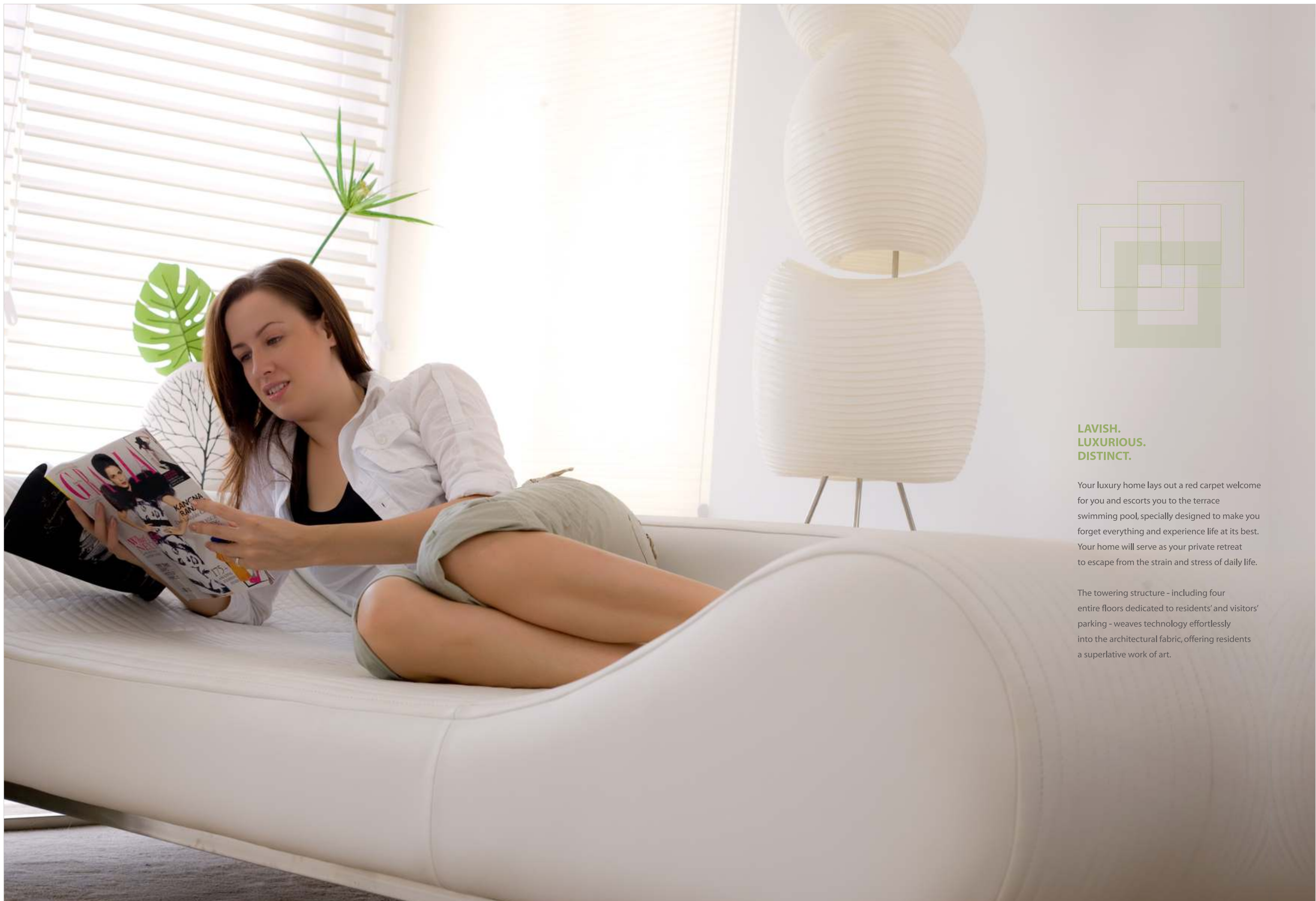


**EXCLUSIVE.
EXQUISITE.
ELITE.**

In today's ever demanding world of hectic schedules and power decisions, all that you look forward to, is coming back to a peaceful haven of your own - your home - where the day's stress melts away and you can bask in the warmth of an exquisite living space, in the company of your loved ones.

At Trinity Homes, you'll be treated to a life enjoyed only by a handful who share an elite taste for life. There are only 200 of these signature homes elaborately laid out in 23 floors and crowned by a helipad.

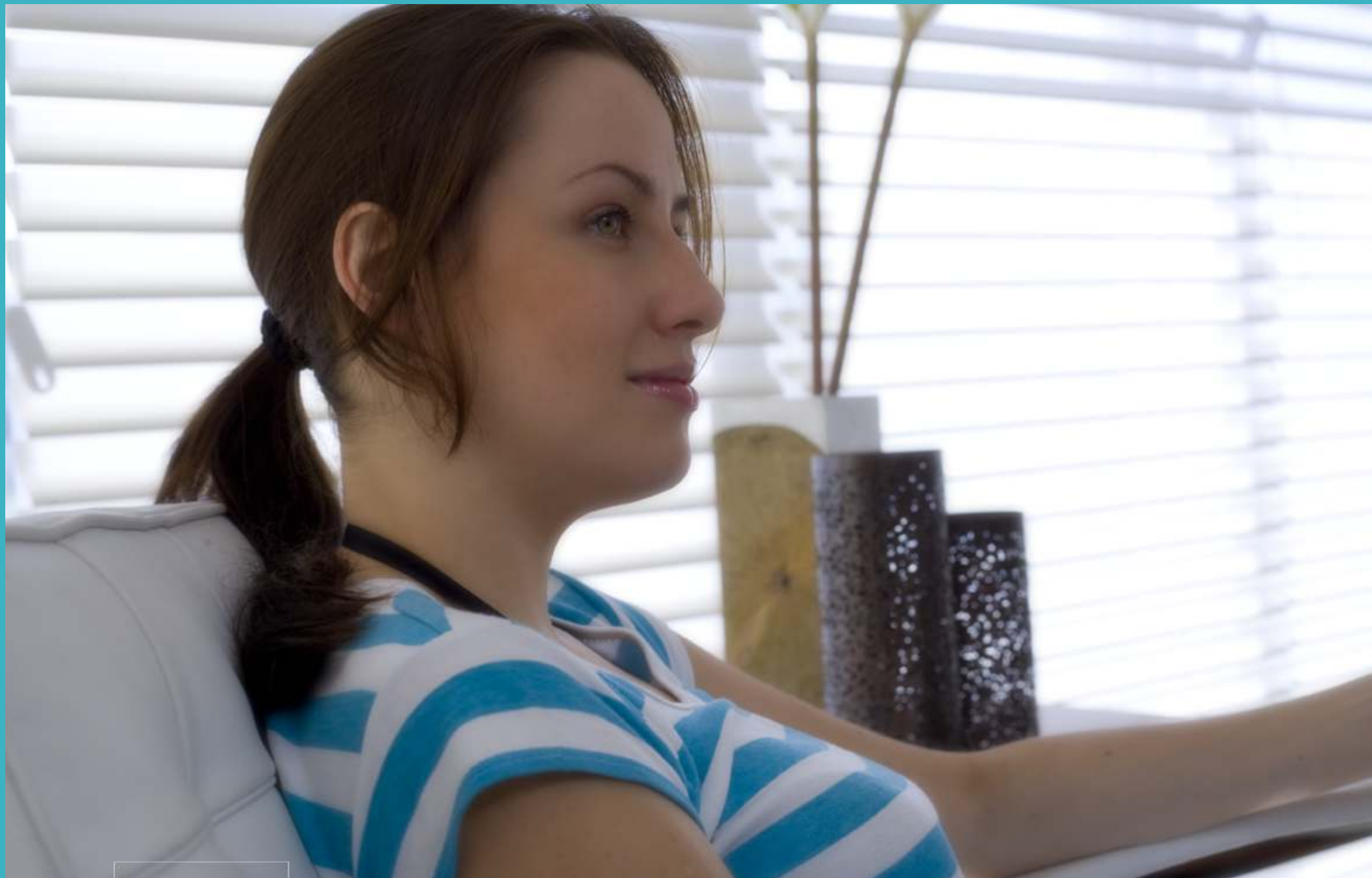




**LAVISH.
LUXURIOUS.
DISTINCT.**

Your luxury home lays out a red carpet welcome for you and escorts you to the terrace swimming pool, specially designed to make you forget everything and experience life at its best. Your home will serve as your private retreat to escape from the strain and stress of daily life.

The towering structure - including four entire floors dedicated to residents' and visitors' parking - weaves technology effortlessly into the architectural fabric, offering residents a superlative work of art.



OASIS - THE CLUBHOUSE

Tired of globe trotting?
Here's a perfect idea for having a laid back time,
with international-class comforts.

Terrace Swimming Pool

The height of relaxation. Just forget everything
and float on the shimmering blues
with the cool moon bobbing on the ripples.

Gym

Because life is best enjoyed with good health.

Snack Bar

Treat yourself to some exotic tastes.
Sometimes, indulgence is not a sin.

Library

Catch up with your favourite page-turners at
leisure. There's nothing better than a good read
on a restful Sunday afternoon.

Meeting Lounge

Meet up, chat up or even hold offline
business meetings at your convenience.
Business can also be a pleasure.

Medical Centre

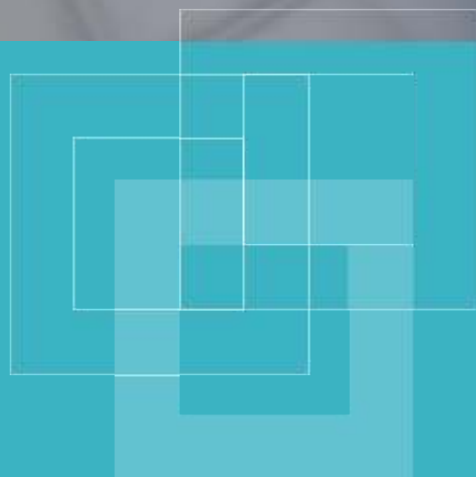
Healthcare just round the corner.
Clinic available at all times.

A roof top Helipad

Maneuvering in traffic for long hours
is a waste of time, isn't it?

Others

Banqueting facilities
Creche
Tot lot
Visitors' parking
Multipurpose open area

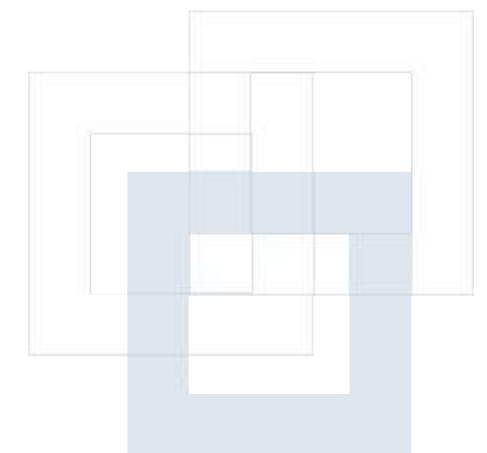




**IMAGINATION.
INVITATION.
INSPIRATION.**

Homes at Trinity are impeccably planned with imaginative personal spaces and every conceivable luxury for living. These exquisite living enclosures extend large open spaces to relax and lounge in the privacy of your home and also capture a 360-degree eye-view of miles and miles of riveting vistas.

This imposing high-rise also features lush open landscape, a jogging track and a classy neighbourhood. Moreover, all these come without compromising on Vaastu and other sensibilities of discerning residents.





Living Rooms

Contemporary design with abundant use of glass affords a pleasurable living experience. Exquisite UPVC windows invite fresh breeze into your living area offering you a perfect balance of light and air.

Bedroom

Designed to be chic, cosy and enjoyable, the bedrooms offer generous wardrobes, windows leading to balconies and split AC. Also, independent TV and telephone lines in every bedroom.

Kitchen

A new age modular kitchen! A plush granite platform with designer ceramic / glazed tiles dado and a stainless steel sink that offers a perfect ambience to dish out delicacies. Reticulated ready-to-use piped gas system, chimney, hob and exhaust fan stand as perfect accompaniments for modern-day cooking.

Bathrooms

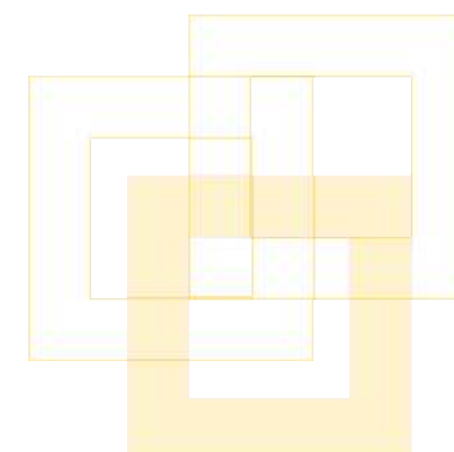
Anti-skid ceramic tile flooring, glazed tiles dado up to door height, wall mounted WC, glass shower cubicle (for master toilet only) and single lever concealed wall mixer make bathroom singing an everyday habit. Don't forget to check the time!

Safety & Security

A few reasons to feel totally secured and stay completely in control: Video door phone system, intercom facility in all apartments, fire detection, protection and fire fighting systems.

Exclusives

It's all about living the high life and Manjeera ensures that it's done in style. The luxury of premium emulsion paint indoors, water resistant laminated wooden flooring, high quality double charged vitrified tiles, designer granite flooring for the corridors - all contribute to making your life stand apart.



SPECS. HIGH. LIFE.

Framed Structure	RCC framed structure to withstand wind & seismic loads	Toilets	Master / Children / Guest Toilet: a) Wall mounted white colour WC with concealed flush tank and designer push plates of a reputed make b) Hot and cold mixer with concealed diverter for shower and wash basin mixer c) Glass shower cubicle in master toilet only d) Provision for geysers in all toilets e) All chrome plated CP fittings of Jaguar / Marc or equivalent make
Super Structure	AAC blocks for external and internal walls	Electrical	a) Concealed copper wiring of Lapp / Finolex / Polycab or equivalent make b) Power outlets for air conditioning in all bedrooms c) Power outlets for geysers in all bathrooms d) Power plug for cooking range chimney, refrigerator, microwave, mixer grinders in kitchen e) Plug points for TV & audio systems etc. f) Three phase supply for each flat and individual meter boards g) Miniature circuit breakers for each distribution board f) Modular switches for all controls
Wall & Ceiling Finishes	Internal: All the walls and ceiling, except kitchen, with gypsum punning External: Double coat of sand cement plaster Kitchen: Double coat of sand cement plaster	Telecom	Telephone points in the master bedroom, living and drawing room; Intercom facility from each apartment to security room, maintenance office, club house & other apartments
Main Doors	Teak wood / Engineered wooden frames with designer door shutter & architraves with melamine polish on both sides and hardware of a reputed make	Cable TV	DTH - One connection
Internal Doors	Teak wood / Engineered wooden frames with designer door shutters & architraves over HDF skin door shutter with enamel paint finish and hardware of a reputed make	Internet	One internet provision in each flat through wired / Wi-fi connectivity
Windows	UPVC / Anodized Aluminum window system with float glass with suitable finishes as per design	Lifts	High speed automatic passenger / goods lifts with auto rescue device with V3F for energy efficiency Johnson / Kone / Otis or equivalent make
Painting	External: Combination of textured and non-textured surfaces with two coats exterior weather-proof acrylic emulsion paint of Asian/ICI or equivalent make Internal: Premium Royale Emulsion Paint of Asian or equivalent paints over gypsum punning	Generator	100% DG backup (with acoustic enclosure & AMF)
Flooring - Living, Dining, Bedroom & Kitchen	Master Bedroom: Water resistant laminated wooden flooring Drawing, Living, Dining & Other Bedrooms: Premium quality double charged vitrified tiles Kitchen: Anti-skid ceramic tiles	Piped Gas	Piped gas system
Flooring - Bathrooms	Acid-resistant, anti-skid ceramic tiles	Air Conditioning	Copper piping for split air conditioners in all the bedrooms
Flooring - Corridors	Designer granite flooring	Security Systems	Home automation system, round-the-clock security system with closed circuit cameras, visitor monitoring system with CC cameras, and public address system
Flooring - Staircase	Combination of elegantly designed white and green marble for main staircase and Kota slabs for fire staircases	Fire Safety	Comprehensive fire detection system with fire alarm system, fire fighting with fire hydrant system, sprinkler system & portable fire extinguishers
Dadoing - Kitchen	Glazed designer ceramic tiles dado up to 2 ft. height above the kitchen platform	Railings	Main Staircase: Enamel painted MS railing with SS hand rail Fire Staircase: Enamel painted MS railing or RCM wall with MS hand rail Balcony Railings: Enamel painted MS railing
Dadoing - Bathrooms	Designer glazed ceramic tiles dado with motif up to 8 ft. height	Parking Areas - Stilt / Basements	Granite flooring for lift lobbies, IPS flooring with hardener for parking and driveways and protection beading for driveway columns
Dadoing - Wash Area	8" x 8" / 8" x 12" glazed ceramic tile dado up to 4 ft. height	External Driveways	Interlocking paver blocks
Kitchen	Modular kitchens with hob & chimney		
Wash Area	Provision for washing machine & wet area for washing utensils etc.		

LOCATION. VALUE. POTENTIAL.

The exclusivity of Manjeera Trinity - Homes comes from its inspired location right in the heart of new Hyderabad, JNTU-Hitech City Road in Kukatpally, Asia's biggest colony. Surrounded by IT Hubs, Industrial Estates, Shopping Malls, Outer Ring Road and other civic infrastructure, you are never far from anything. With excellent road, rail and air connectivity, Kukatpally is the land of the future with immense potential for value increment.

Greater Hyderabad: The global destination

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 identified growth engines in the fields of infrastructure, agriculture and services.

Focus on knowledge-based industries such as Information Technology, Biotechnology and Outsourcing has helped the City attract huge corporate investments and establishments. Today, Hyderabad is a global leader in IT/ ITES, Pharma, Biotech, Hospitality, Outsourcing, Health, Education etc. and is a preferred investment destination for MNCs the world over. The Govt.'s proactive e-governance initiatives have turned Hyderabad into a global entrepreneur magnet.

The residential sector in the City continues to grow in terms of supply and absorption. In the central areas, due to scarcity of land, older structures are being dismantled to pave way for newer structures. The suburban areas are witnessing a major transformation, particularly in the west and north zones. Investor-driven growth is mostly observed in plots and layouts, particularly in the south zone near the International Airport. Kukatpally is poised to be the major beneficiary in the current changing scenario as property investors are gravitating towards it.

Key growth drivers

- Escalating population ratio
- Increasing urban metropolitan culture
- Increasing emphasis on work-home distance management
- Robust industrial and corporate development
- Soaring property prices in the area
- Huge FDIs and real-estate boom
- Upcoming Outer Ring Road, Hardware Park, Fab City, Nanotechnology Park, Aero Park, IT SEZs and other corporate and infrastructure projects

Kukatpally: The land of the future

Kukatpally, the fastest growing suburb of Hyderabad, has grown to be a premier business and residential destination. Its proximity to the IT hub, international airport and a host of industrial areas has made it the buzz of the real estate world.

- Highest density of population in the State
- Just 13 kms. from the city centre
- Convergence of diverse socio-economic groups
- Kukatpally Housing Board (KPHB) is Asia's largest residential colony
- Excellent connectivity by efficient road and rail (MMTS) networks

Approach

The approach to Manjeera Trinity - Homes is over the 120 ft. wide road connecting Kukatpally with Hi-tech City. The immediate neighbourhood is vibrant with hectic construction activity in the form of residential townships, apartments, malls etc. The proximity to Hi-tech City is a major advantage and the location is poised to be the epicentre of intense global activity in the days to come with several global corporates, international malls and entertainment centres choosing it as their address.

Proximity

- Just 4.5 kms. from Hi-tech City (Madhapur), 11 kms. from Gachibowli and Gopanpally
- Just 30 kms. from the International Airport, Shamshabad
- Close to the IT Hub, Industrial areas such as Balanagar etc.
- Just 10 kms. from the CBD area
- 11 kms. from Banjara Hills
- Only 25 kms. from the Outer Ring Road, among the longest of its kind in India
- Just 350 mts. from the Hyderabad-Mumbai Highway
- Close to BHEL & ICRISAT industrial zones
- **Suburbs:** Ameerpet, Erragadda, Balanagar, Borabanda, Hafeezpet, Kondapur, Madhapur, Miyapur, Moosapet, Nizampet, Punjagutta, SR Nagar and many more



Best-in-class Neighbourhood

Commercial

Upcoming Financial District
IT Hub - Hitech City, Microsoft, Infosys, Wipro, Vanenburg IT Park...
Hyundai Engineering Centre | Mindspace
Health & Pharma City | Proposed US Consulate
Proposed Manjeera Trinity - Corporate
Proposed Manjeera Majestic - Commercial

Education

JNTU | NIFT | IIT | IIIT | ISB | BITS | MNR Group
Proposed International University
A host of international schools

Healthcare

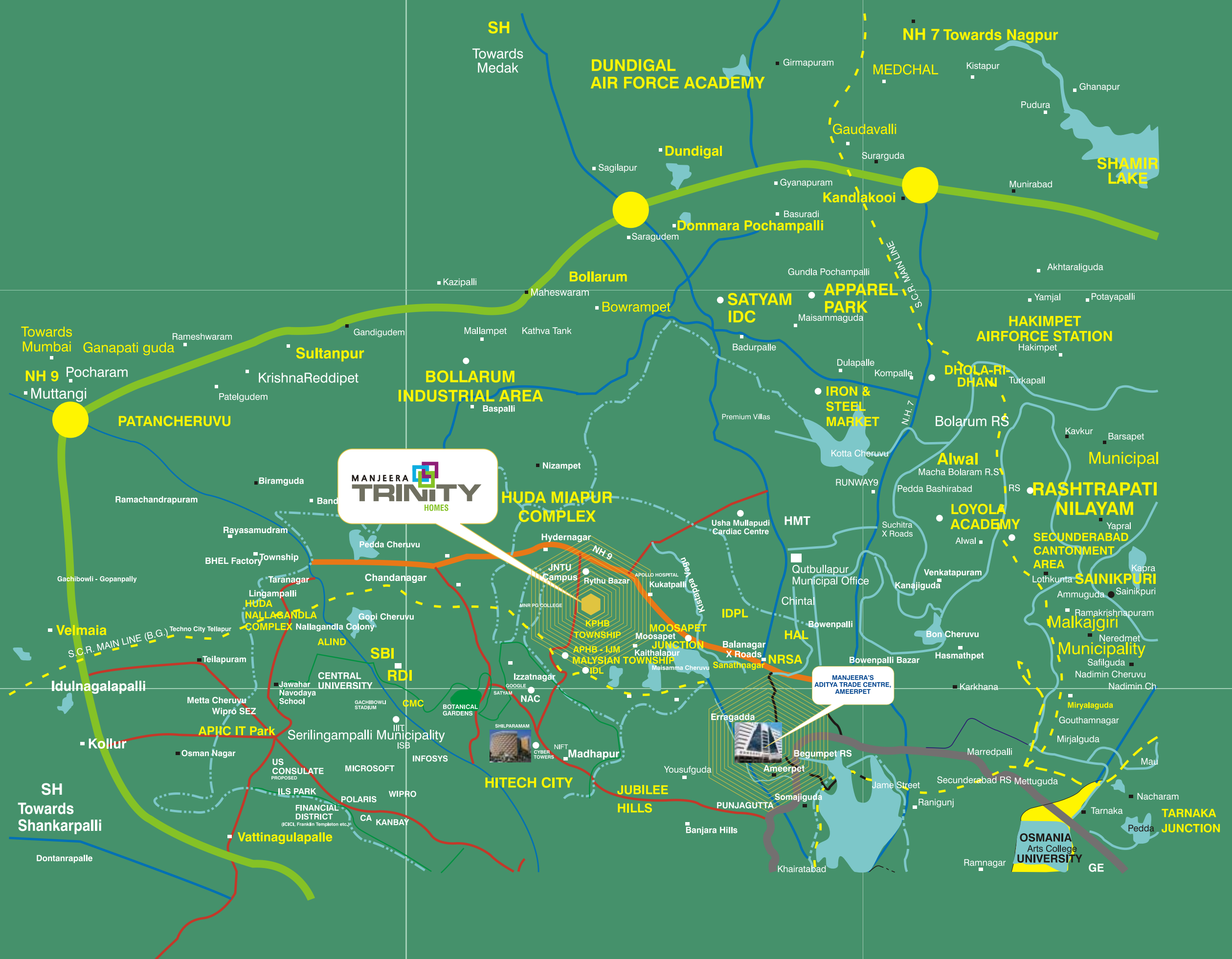
Apollo Hospitals | Remedy Hospital | Prime Hospital | Jaiswal Multispeciality Hospital | Prasad Hospital | Others

Banks

All prominent nationalised and private banks

Shopping & Recreation

Proposed Manjeera Trinity - Mall and Multiplex
Proposed Manjeera Majestic - Commercial
Inorbit Mall at Raheja's Mind Space, Hi-tech City
Proposed Amusement Park - Asia's Biggest | Big Bazaar



MANJEERA TRINITY HOMES

MANJEERA'S ADITYA TRADE CENTRE, AMEERPET



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 and Aditya Hometel, 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: A TOWERING LANDMARK

A towering testimony
to Manjeera's thrust for innovation

First-of-its kind in Hyderabad

First Commercial Complex in Hyderabad
to have a 70KL sewerage treatment plant
and a multi-level parking facility

Known for its world-class services,
the Complex continues to attract
the best of clients

Happy investors with excellent
business growth and ROI



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
- Vindhya Block, 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 to occupy!](#)

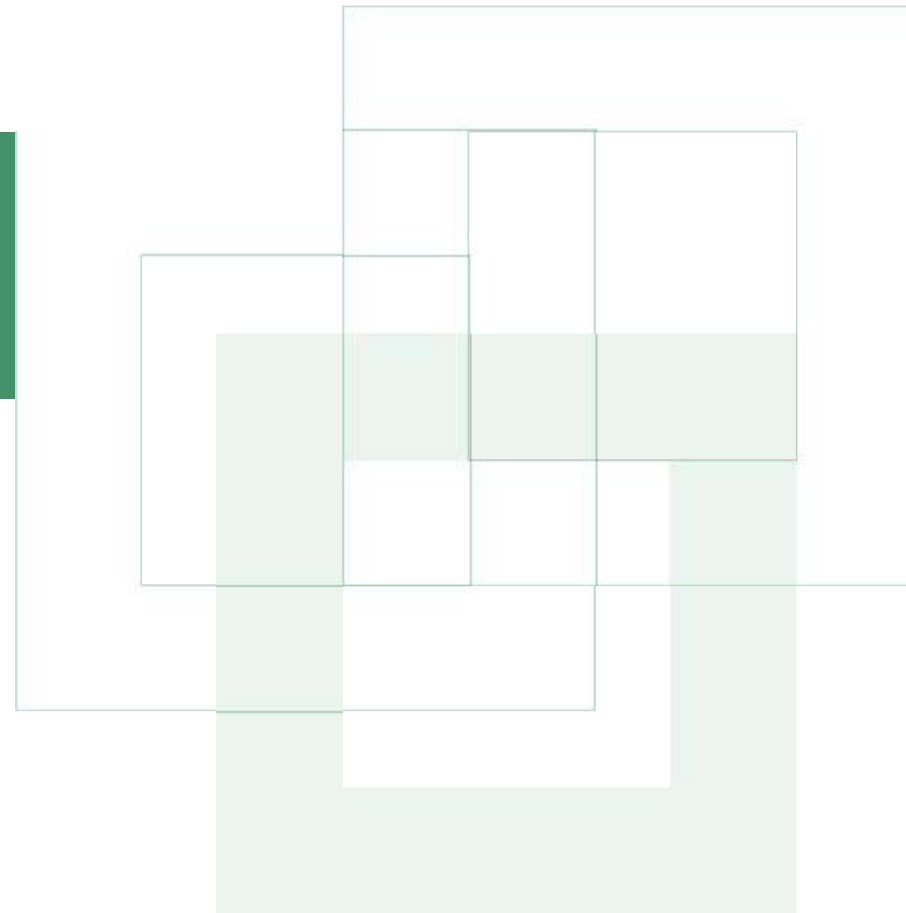
MANJEERA smart homes APARTMENTS

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 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

500 sft. and above shops/showrooms
Area: 1300 sft. and above offices



This air-conditioned 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. The 325,000 sft. builtup space features 3 floors of shops and showrooms options 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.

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 CORPORATE

JNTU-Hitech City Road, Kukatpally
Area: 2316 sft. onwards



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, Manjeer's innovative office environments are built in conformance with vastu, with a lot of common sense and the willingness to do something really different.

Completion plan: December, 2011

MANJEERA TRINITY MALL

JNTU-Hitech City Road, Kukatpally
Area: 425,000 sft. available for lease



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: October, 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 1780 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

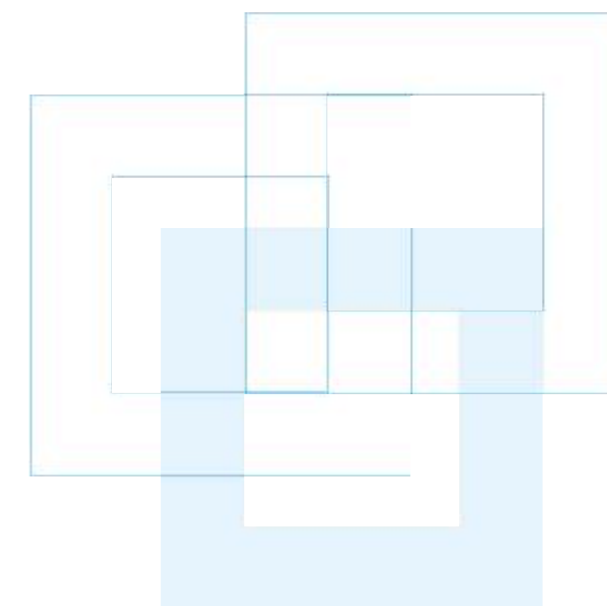
MANJEERA DIAMOND VILLAS

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 of 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 class hotels in 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-efficiency 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, a terrace swimming pool and a 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 Premier, Gachibowli

FLAT AREAS IN FIRST FLOOR

Flat No. Area in sft.

1a	1738
2a	1775
3a	1757
4a	1916



FIRST FLOOR PLAN



FLAT AREAS IN A TYPICAL FLOOR (2ND-23RD FLOORS)

Flat No. Area in sft.

1	1916
2	2187
3	1933
4	1954
5	1803
6	1954
7	2103
8	2198
9	1916



TYPICAL FLOOR PLAN





VALUED ASSOCIATES

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



NARSIMHAM ASSOCIATES
LANDSCAPE ARCHITECTS, ECOLOGICAL PLANNERS



SEMAC LIMITED

