



ABHILASH

Synergetic Constructions Pvt. Ltd.

Anand Arcade
at Madhurawada

An integrated
gated
community



Anand Arcade

A Gated Community Project



at Madhurawada

PROFILE

The Foundation of ABHILASH SYNERGETIC CONSTRUCTIONS PVT.LTD extends back to 1987, to the vision and dedication of its founder Sri. P. Anand Kumar (C.M.D.) a pioneer who is totally committed to quality, both in terms of product as well as service. We have a vast experience of 14.5 lakh sq.ft. Built up space and have created over 1350 happy customers.

Abhilash Synergetic Construction and Exports Pvt. Ltd. occupies place of pride among the top builders in the city of Visakhapatnam. We are pioneers in setting standards in developing properties with visualisation of future developments. Our mini township "ANAND NAGAR" in P.M.Palem was the first project in the suburbs with future visualisation of IT & Infrastructure developments way back in the year 2003 which set path for such kind of developments at Madhurwada.

Our strengths we believe lies in our well-planned project management and our long experience in the building industry. Experience that's hard to match - 27 years of adaptation to a variety of challenges including tight deadlines, pressures on space, exacting building laws and specifications, technological developments and evolving customer requirements.

We have succeeded in putting our client's interests first on each and every project and have left no stone unturned in living up to our reputation, of delivering more than the promised. As a part of construction activity, Abhilash Construction conducts seminars and advertises about creating the "vision and awareness" about the growth of Vizag.





Master Plan Proposed 60' Road

CLUB HOUSE

GYM PARK

 **Ariel View**

Why should you own a flat in VIZAG?

The growth of Vizag is progressing geometrically. The Master plan of Vizag is designed in 2003 by visualizing the future of the city for the coming 50 years. This fast transforming IT Hub, a Pharma Junction & scenic tourist spot which makes it a Real Estate gold mine will be one of the most important cities in India for business, jobs or educational purpose. This peaceful city with amazing beaches will also fast transform into one of the biggest tourism places in India.

Why should you own a flat in MADHURAWADA?

Developed with IT Hubs, Educational Institutions and with close proximity to health care centers, this area is also a forever pollution free zone which is very well designed with 100ft and 200ft roads. This is as close as you can get to the contemporary urban living, unspoilt greenery and the beautiful beaches.

Why should you own a flat with ABHILASH CONSTRUCTIONS?

27 years of experience & 1350 happy customers. Needless to say more, our strength lies in quality homes and reasonable pricing.

Director's MESSAGE

In my experience of completing 1350 flats from past 27 years and dealing with various customers, I've observed a common feeling....

"This year I will definitely plan for a home"

But by being engrossed in routine busy life and not having the clarity on budget, selecting the area, mobilization of funds and reliable builder, we are postponing the decision to own a home. As a consequence, the rates are escalating day by day and what we could avail yesterday is not affordable today.

Kindly go through the following table to know the consequences in further delaying the decision.

| Particulars | Year 2000 | Year 2014 | Year 2025 |
|--|------------|--------------|--------------------------------------|
| Price of the Flat in Madhurawada (1000sft) | ₹ 3 Lakhs | ₹ 25 Lakhs | (Future Visualization) ₹ 90 Lakhs |
| Average Hike | - - | 8 Times | 4 Times |
| Salary (p/m approx) | ₹ 9,000/- | ₹ 35,000/- | ₹ 70,000/- |
| Loan eligibility | ₹ 3 Lakhs | ₹ 18.5 Lakhs | ₹ 35 Lakhs |
| Affordability | 100% | 80% | 40% |
| Monthly Installment (for home loan) | ₹ 3,000/- | ₹ 21,300/- | ₹ 41,400/- |
| Own Investment | ₹ 40,000/- | ₹ 6.5 Lakhs | ₹ 40 Lakhs |
| Decision to buy a flat | Right Time | Late But OK | Too late |

In 1990's, we were surprised to know that few flats in Mumbai costed **Rs. 1 crore**. Today, they cost **Rs.18 crores**. At present, even in Vizag, few flats cost **Rs.1 crore and above**. *Imagine the future....*

Exclusive Specifications



**2'x2' Size
Vitrified Tiles**



**Putty finished interior walls
with plastic emulsion paint**



**ISI Standard
Quality of wiring**



**All European toilets
unless preferred otherwise**



**Teak wood
entrance door**



**Superior Quality
PVC pipelines**



**Sal wood for doors
and window frames**



**Kitchen with black
granite platform
along with 2ft dado work**



**Flush shutter
interior doors**



Lifts



**7 feet height dado
work in toilets**



Bore Wells



**5 years warrantied
CP & Porcelain material**



**Backup Generator facility
for common lighting,
motor & lifts**

Note : All the flat sizes (Sfts) mentioned are including common areas.

Common areas of all the 120 Flats are proportionality distributed to each flat.

Club House

The AMENITIES

Well equipped Gym (15'0"x19'9")

Multi purpose function hall (25'6"x19'9")

Fully furnished guest rooms (10'3"x9'9")

Super Bazaar / Convenience store (25'2"x19'9")

Facility for indoor games - Table Tennis, Carroms, etc... (40'6"x19'9")



Convenience store



Gym



Children Play Zone



Children Play Zone



Function Hall



Guest Room



FEW PREVIOUS VENTURES & (23 MORE PROJECTS)



Ashwin Enclave - II
Akkayyapalem



Bhavana Enclave - II
Maharanipeta



Keerthana Enclave - II
Kirlampudi Layout



Abhilash Enclave - I
Kirlampudi Layout



Abhilash Enclave - II
CBM Compound



Ashwin Enclave - I
Assamgardens



Keerthana Arcade
Madhurawada



Ananda Castle
Madhurawada



The First Project in Madhurawada
Ananda Nagar

ONGOING PROJECTS...

Ananda Prastha
Madhurawada



Radha Residency
Madhurawada

Mode of Payment

Towards Booking **Rs. 5,00,000/-**

Towards undivided share of land registration **25% Flat Cost**

Towards foundation **15% Flat Cost**

Towards slab **20% Flat Cost**

(To be paid by every flat owner on completion of foundation on ground level, irrespective of the floor)

Towards Brick work **15% Flat Cost**

(Once your portion slab is completed)

Towards plastering **15% Flat Cost**

Balance amount towards completion of the flat

(Flats will be handed over within two months on receipt of the final installment).

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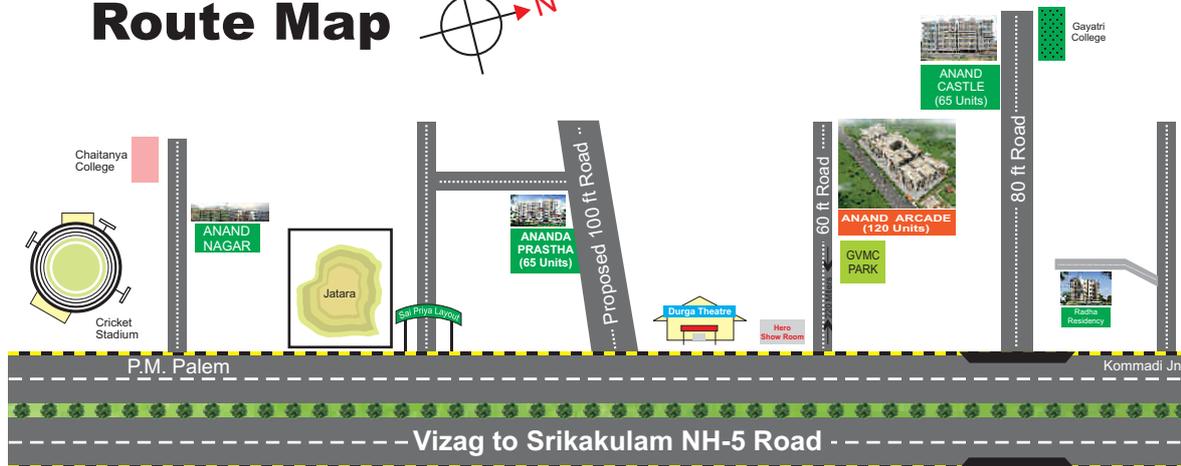
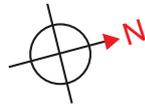
9-29-14, 1st Floor, Balaji Nagar, Siripuram,
Visakhapatnam-530 003

Ph : 0891-2727445, Cell: 9885488671

Web : www.abhilashconstructions.net

e-mail : mail@abhilashconstructions.net

Route Map



AKSHAYA INFRA CONSULTANTS PVT. LTD.
ARCHITECTS & ENGINEERS

9-29-19/A. Flat Mp/ 301, Waltair Heights,
Balaji Nagar, Near Siripuram Junction,
Visakhapatnam-530 003, A.P.

Ph : 0891-2761614, 9666404781, 82

e-mail : akshaya.vsp@akshayainfra.com

web : www.akshayainfra.com

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