

VISION 2025

3rd Edition

VISAKHAPATNAM

“ The City Of Destiny ”



ABHILASH
SYNERGETIC CONSTRUCTIONS PVT. LTD.

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ఓం శాంతిః శాంతిః శాంతిః

A person who **VISUALIZES** the **FUTURE**
will always have accomplishments in **LIFE**

“Awareness is the Key to Success”

Please go through this information point by point which will not only serve you to own a flat but also will give you an insight into having different perceptions, opinions to generate the future either for you or for your children.

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P. Anand Kumar
C.M.D.

CMD's Message

In my experience of handing over 1350 flats from last 27 years, I observed that people usually **do not co-relate between their 'Affordability' and the 'Flat Cost'**. In 1987 I used to sell a 1000sft flat in the heart of the city for Rs. 2 Lakhs but then people wanted to own an individual house, which was beyond their affordability. I have been educating people since 1990's about how the prices are escalating, even today I see so many people not being able to own a house because of this attitude. As per the present scenario it is already late to own a flat but not too late. If you do not own a flat today, tomorrow it will be very late. **So when you intend to own a flat, you have to compromise on the size and the location of the flat according to the affordability, if not you will be further away from the developing area.**

Thinking of which, it reminds me of a **movie** that I watched 43 years back **“Piya ka Ghar”** in which he showed that a joint family in Mumbai had to stay in 2 B/R house and a newly wedded couple had to sleep in the kitchen due to lack of space. At that point of time, I felt that they were over exaggerating just like in any other movie. But later when I became a builder, I went on a survey of construction in 1995 to different parts of India, in Mumbai, I came across the same scenario where three different families were staying in a 2 B/R flat keeping hall as common... One family was living in 12'x6' closed balcony; they were also pretty rich even owned an Esteem car in those days..... So, talking to them I asked, why face so much inconvenience in such a small flat. They replied that “This flat itself is very expensive for us”. So I asked why to live in this City where it is so crowded and expensive, they just said “we won't get the same number of opportunities to earn money in any other city”.

Present in Mumbai, around 80 km from the city, there are 300 sft & 500 sft flats available for 15 lakhs & 24 lakhs. Very soon Visakhapatnam is going to face the same scenario, so be wise enough to own a flat of a decent size now than to compromise.

Company Profile

The Foundation of ABHILASH SYNERGETIC CONSTRUCTIONS & EXPORTS 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 Constructions & Exports Pvt. Ltd., occupies a place of pride among the top builders in the city of Visakhapatnam. We are pioneers in setting standards in developing properties with visualization of future developments.

Our strength is well-planned project management and vast experience in the Apartment construction field. Our experience that's hard to match - 27 years of adaptation to a variety of challenges including tight deadlines, pressures on space, exacting building laws & 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 Constructions conducts seminars and advertises about creating the "vision and awareness" about the growth of Vizag.



Why should you own a flat in VIZAG?

With the expansion of present & upcoming industries, IT & Health hubs, exclusive tourist places with 30 km scenic beach road, migration of film industry, upcoming metro-rail system **along with 24*7 national & international flight connectivity**, Vizag will grow up geometrically and will become the **financial, commercial and entertainment capital of A.P, like Mumbai in India**. With such developments, the demand for the housing sector will grow up three times. Hence, it is wise to own a flat now in Vizag.

Consequences for delaying the decision in owning a flat

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

Please take a close look at the chart below :
(Taking a flat @ Madhurawada as an example)

Particulars	Year 2000 (Past)	Year 2014 (Present)	Year 2025 (Future Visualization)
1000 Sft Flat Cost	3 Lakhs	25 Lakhs	90 Lakhs
Average Hike	-	8 Times	4 Times
Salaries	₹ 9,000/-	₹ 35,000/-	₹ 70,000/-
Loan Eligibility	₹ 3 Lakhs	₹ 18.5 Lakhs	₹ 35 Lakhs
E.M.I.	₹ 3,000/-	₹ 21,300/-	₹ 41,400/-
Affordability	100%	80%	40%
Own Investment	₹ 40,000/-	₹ 6.5 Lakhs	₹ 40 Lakhs
Decision to buy a flat	Right time	Late but OK	Too Late



We can clearly see the decreasing affordability to own a flat. The increase in the cost of the flat is way higher than the increase in the salaries due to which the loan availability is less and you need to have an investment of 50% of the flat cost.

Advantages of Owning a flat now..



Here we would like to give you very valuable information on your advantage in buying a flat now.

Flat Cost :	
1000 sft Flat Cost	₹ 25 lakhs (Approx.)
Your eligibility for loan will be for ₹ 18.5 lakhs for 15 years @ ₹ 21,300/- per month E.M.I.	
your total repayment with interest will be ₹ 21,300/- x 12 x 15	₹ 38.34 lakhs
Your initial investment will be	₹ 7 lakhs
Total Flat Cost with Interest	₹ 45.34 lakhs
Your savings	
Minimum average rent for these 13 years on the flat will be ₹ 8,000/- p.m. (₹ 8,000/- x 12 (m) x 13 (y))	₹ 12.48 lakhs
Your tax savings for these 15 years will be ₹ 25,200/- per year. (₹ 25,200/- x 15 yrs.)	₹ 3.78 lakhs
Total Savings	₹ 16.26 lakhs
Therefore, your actual investment on your flat will be (₹ 45.34 lakhs- ₹ 16.26 lakhs)	₹ 29.08 lakhs
And by the year 2025, by the time you complete your E.M.I., your flat cost will escalate more than	₹ 90 lakhs.

In 1990's,
we were
surprised to
know that few
flats in
Mumbai costed
₹ 1 crore.
Today, they cost
₹ 18 crores.

At present,
even in Vizag
at **Madhurawada**
few flats cost
₹ **1 crore**
and above.

Imagine
the future....

The effect of bargaining attitude

Before I started construction of one block in Anand Nagar at Madhurawada in 2004, for my need I have offered for ₹ 600/- per sft., some people came and bargained for ₹ 550/- per sft. After I started the same project, offered the same flats for ₹ 700/- per sft. The same people came and again bargained for ₹ 650/- per sft. Some people realized with the rate and have taken the flats. At completion stage I offered the same flats for ₹ 800/- per sft. The remaining people came and again bargained for ₹ 750/-, till now they could not buy flats anywhere. And the present rate is minimum ₹ 2,500/- per sft.

What I intend to communicate to you is that the rate per sft is changing rapidly from day to day but the attitude of bargaining is the same. So, be wise and compromise at some point and own a flat in Vizag as early as possible...

Know at what stage
you should
book a flat

Stage of construction	Benefits
Initial Stage	- More choice, less price
Middle Stage	- Less choice, increase in price by 20%
Completed	- Zero choice, increase in price by 30%

Choose....

Why with Abhilash Constructions?

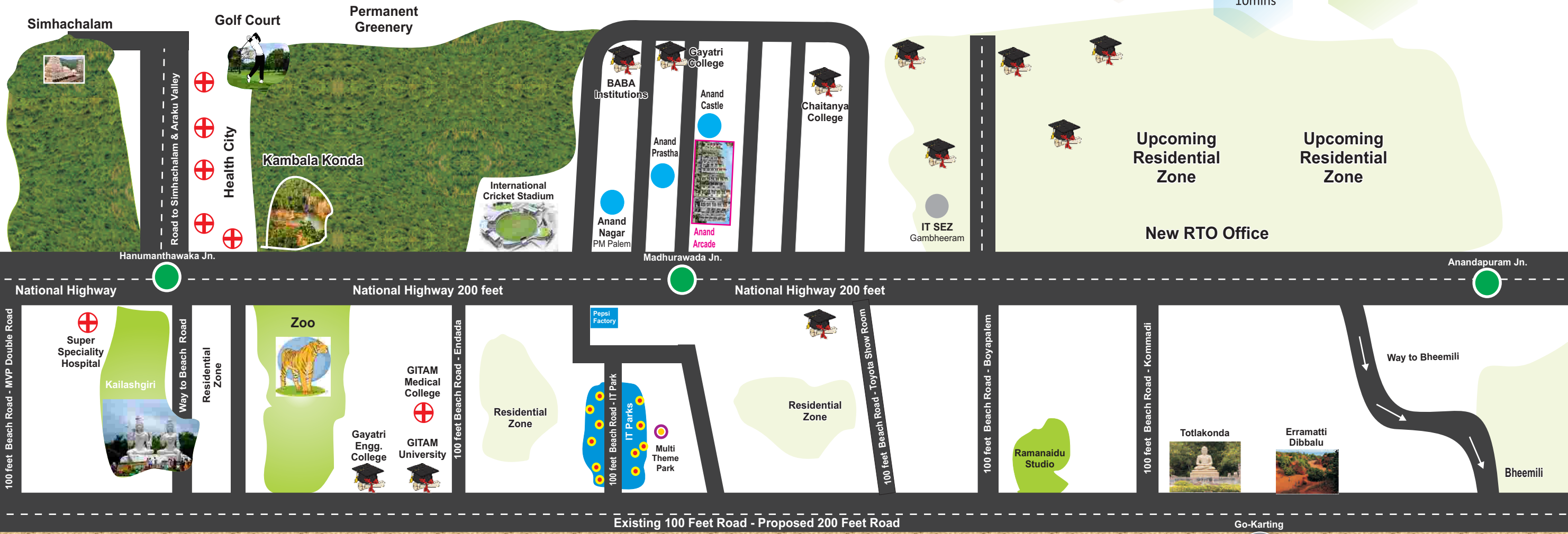
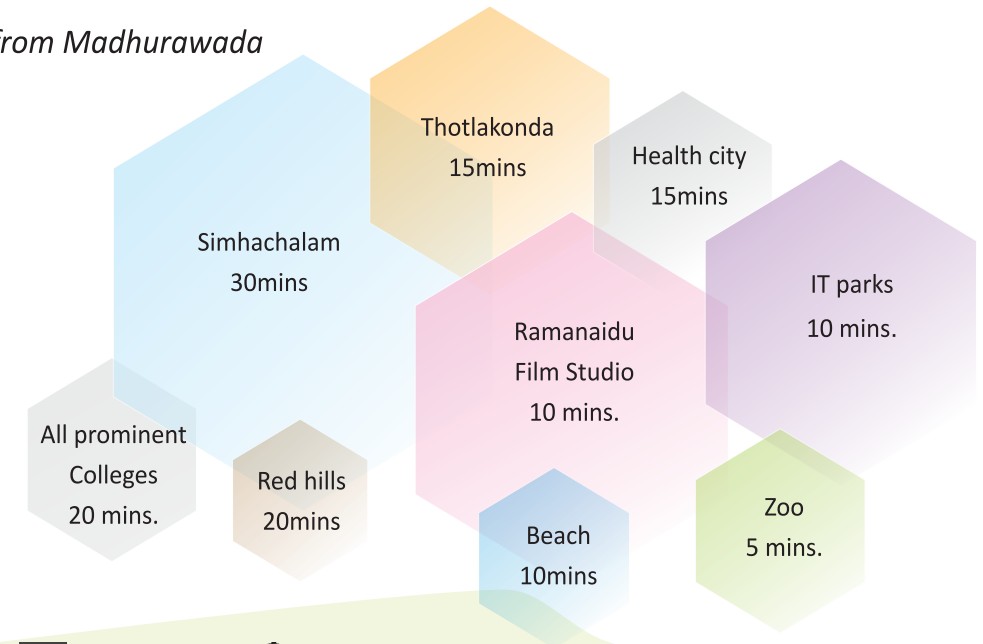
27 years of experience and 1350 happy customers. Needless to say more, our strength is quality and reasonable pricing.

We believe,
"Quality always comes with commitment,
Not only with specifications"

Advantages of owning a flat in MADHURAWADA

Madhurawada is developing as a major destination for IT parks, education, tourism, health city, entertainment and economy & luxurious residential projects. It is only a maximum 20 minutes drive from Madhurawada to all these prominent locations. **Because of Permanent Greenery for 4 km stretch, Madhurawada is Pollution Free Zone forever. There will be no traffic jams because of parallel connecting roads.**

Time to reach from Madhurawada



Bay of Bengal

Bay of Bengal

Expansion of Present Industries

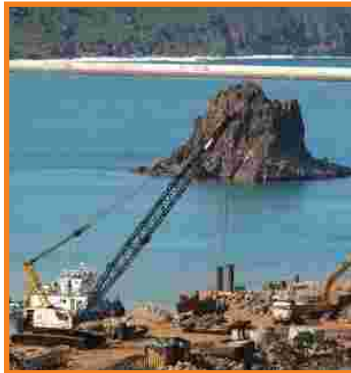
Steel Plant



Investing
₹ 14,489 Crores



Gangavaram Port



Investing
₹ 995 Crores

NTPC



Investing
₹ 5,000 Crores

HPCL



Investing
₹ 13,764 Crores

Upcoming Industries

Petro-Chemicals



Petroleum Companies are attracting an investment of ₹ 3.43 lakh crores at Achyuthapuram creating 12 lakh new jobs.

The other PCPIR projects would attract ₹ 58,522 crores during the next 5-10 years and the Vizag - Kakinada industrial corridor would be one of the busiest in the country.

Brandix Apparel City

The project which has 3,000 employees, will be providing employment to another 60,000 people by investing ₹ 450 Cr. for its project expansion.



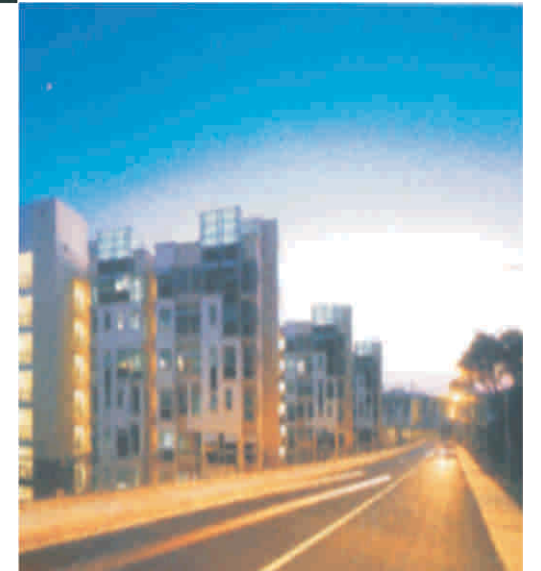
Jawaharlal Nehru Pharma City

JN Pharma city spreads over 2,140 acres at Parawada, will be investing another ₹ 10,000 crores.

Upcoming Industrial Parks



New Industrial Parks are coming up at Sabbavaram on 1356 acres. Another Industrial Park on 327 acres at Kantakapally in Vizianagaram District.



IT HUB

Near Madhurawada



Government has allotted land for **27** IT Companies in **two SEZ's** on the hill tops at **Madhurawada** and **Rushikonda**



6 Companies have started their operations with **2,000 employees.**

If all companies would launch their operations, the direct employment strength would cross more than

25,000 and indirect employment will be **1,25,000**



Health City

at Hanumanthavaka, Vizag
(5 km from Madhurawada)



LV PRASAD eye hospital, Kala Hospital, Kumar Hospital and ENT Hospital have started their activities.

The **VIMS** was proposed at a cost of ₹ 250 Crore and allotted 110 acres in the Health City at the Old Diary Farm area. Fifteen blocks with 21 super specialities and a bed strength of 1,300 were proposed. Over a period of time, six blocks that can accommodate 450 beds were completed.



Apollo Hospital is going to start their activities in due course with 250 bed capacity and as per NABH standards and ISO Certification.

CARE Hospital group going to start 350 bedded hospital in Hanumanthavaka



PINNACLE Hospital, Pradhama Hospital with 600 beds, GITAM Medical College is also going to start their activities in short time and many more hospitals are coming to this zone within a span of 5 years. The distance to this health city from **Madhurawada** is 5 km only.

Tourism in Vizag

Visakhapatnam is the biggest tourism place with lot of history and scenic beauty but has been neglected due to lack of flight connectivity, which has now improved to 24 x 7 with national and international services. And now, Vizag will grow up to extreme heights in tourism.



Simhachalam is very familiar pilgrimage. The history says the Lord Varaha Narasimha Swamy was found by Purorava Maharaj about 4000 yrs. back. And the temple was constructed in the 11th century by Krishna Devaraya. One of its kind lot of devotees across the country visit the temple every year.



Thotla Konda This Historical place is located on the way to Bheemili and stretched over an area of 316 acres (monument's site is 20 acres) with Buddhist complex on the hill top.

Built under Emperor Asoka's reign, to spread Buddhism, it is one of the four monasteries in Vizag and among the 53 in Andhra Pradesh. It's a place with the remnants of thousand year old stupas, viharas (shelter for monks) and chaityas (prayer hall) lie.

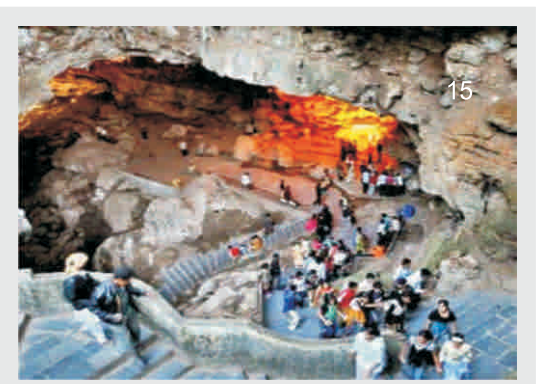


Red Sand Hills The red sand hills or 'Erra Matti Dibbalu' near Bhimli is special tourist attraction spot because there are only 2 red hills spots in the world, out of which one is in Vizag. The famed red sand dunes have also been attracting film makers from different States of the country for several years.



Araku Valley The Araku hill station is at an elevation of over 1,000 metres (3,300 ft) and is known for its gardens, valleys, waterfalls and streams. This is a 4 hour drive from Vizag and is one of the major attractions on Vizag's tourism map.

Borra Caves is on the way to Araku hill station. These Caves are one of the largest in the country, at an elevation of about 705 m (2,313.0 ft). They distinctly exhibit a variety of impressive speleothems ranging from very small to big and irregularly shaped stalactites and stalagmites. The Caves extend to a depth of 80 m (262.5 ft) and are considered the deepest cave in India.



Lambasingi "Kashmir of Andhra" It's a place of extraordinary beauty, will soon be added to Vizag's tourism map. A beautiful view under the cover of fog which goes down to "0 to minus degree" temperature in winter. Tazangi Dam is close to this place and resorts are coming up and is a nice place to visit. It is 125 km from Vizag.



Kondakarla Ava This is a Fresh water Lake which is one of the biggest in A.P. It is a peaceful panoramic lake located at a distance of 50-KM from Visakhapatnam and is recognized as a Eco-Tourism Destination. Resorts are coming to comfortably accommodate tourists.



Beaches Of Vizag The 30 km beach stretch from Vizag to Bhimli is one of the longest beach roads in India. On one side with green Hills and on the other side beautiful panoramic sun-kissed beach. This beach drive itself is a great pleasure.

RK Beach very well developed beach with a lot of entertainment activities daily like sports, marathons, music fests, carnivals, etc.

Rushikonda Beach It is a golden, clean beach ideal for water sports, lovers, swimmers, water skiers, and wind surfers paradise.

YARADA Beach is surrounded by hills from three sides and Bay of Bengal on the fourth side. Located in close vicinity of the destination, the beach is dotted with lush green surroundings and soft golden sands. The beach is an ideal tourist spot for nature lovers as they can capture beautiful views of sunrise and sunset on this huge coastline.



ENTERTAINMENT on 30 km beach road



International Convention Centre at Madhurawada :

The government has planned to spent ₹ 300 cr and will facilitate for 5,000 to 10,000 people with Big Hall, Dining, Meeting Halls and other facilities. This will be utilized by the major corporate companies for their meets.



Go-Karting: Already started with Bowling Alley, Archery Human Sling Shot, Mini Golf Near **Thotlakonda**, on the way to Bheemili. Paint Ball Arena near Senora Beach Resort. It's definitely a fun filled sport.



Multi Theme Park:

Investment of ₹ 300 Crores in **Rushikonda**



Giant Ferris Wheel
at VUDA Park

Mini Seven Wonders of the World Theme Park:

The Government has allotted 50 acres of land in **Yendada** with ₹ 100 crores investment, grouping all the Seven Wonders of the World in one place.



Science City Entertainment:

This will be established with ₹ 100 crores project in **Kapuluppada**.



Telugu Film Industry:

Telugu Cine Field industry will migrate to Vizag in next 10 years. Already Rama Naidu Film industry has started its shooting activities for the last 2 years. Many more big brands are starting film studios in Vizag.



The dream what you had
in your sleep is not your dream...
The dream which will never
allow you to sleep is your dream...
Now start dreaming to own a flat...



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