

**Information with respect to the Land parcel**

| <b>Sl.</b> | <b>Particulars</b>               | <b>Details</b>   |
|------------|----------------------------------|--|
| 1          | Village                          | Kukatpally   |
| 2          | Mandal                           | Bal Nagar  |
| 3          | District                         | Ranga Reddy  |
| 4          | Sy No.                           | 925  |
| 5          | Extent                           | 0.75   |
| 6          | Distance from Shamshabad Airport | 40 Kms   |
| 7          | Distance from outer Ring Road    | 20 KMs   |
| 8          | MMTS Railway Station             | at a distance of 1/2 KM (Hitech City Railway Station)  |
| 9          | Key Land Marks                   | Hi-Tech City, NAC, IJM & APHB and INDU & APHB Joint Projects. No of Multiplexes are up coming around the site                                |
| 10         | Educational Institutions         | JNTU 1 KM, GRIET 4 KM, Other Private Engineering and all other Colleges, Schools etc.  |
| 11         | Hospitals                        | Remedy Hospital at 1 KM  |
| 12         | Nearby Townships                 | KPHB Colony, Rain Tree Park , INDU & APHB Joint Ventures   |
| 13         | Roads / Access                   | 80 Ft wide Internal Sector Road (at a distance of 3.5 Kms from NH-9)   |
| 14         | Water Resouces                   | Ground Water Level - at a depth of 200' -0' and 400 MM and 600 MM Manjera water main lines laid along the JNTU Road passing though the site. |
| 15         | Sewerage and Drainage            | Trunk Sewer Network laid along the JNTU Road   |
| 16         | Electrical Lines                 | Can be connected to nearby 33 KV electric sub-station located at JNTU Road   |
| 17         | Land title                       | Owned (Alienated by APHB vide sale deed no. 6739/2007 dated 29.09.2007)  |
| 18         | Permissable Developments         | Residential (High Rise + Low rise), IT Park, Commercial, Hospital etc.,  |
| 19         | Permissable Total Built Up area  | 80000 Sq Ft Per Acre   |

|                               |                     |
|-------------------------------|---------------------|
| <b>Boundaries - Sy No.925</b> |                     |
| North                         | Sy No.909           |
| South                         | Sy No.910           |
| East                          | Sy No.926           |
| West                          | kaithalapur Village |

|                       |   |
|-----------------------|---|
| <b>SWOT Analysis:</b> |   |
| <b>Strengths</b>      | Enjoys good visibility and frontage along the 80ft wide internal sector road  |
|                       | Subject property lies in the established growth corridor with Hightech City in its vicinity                                   |
|                       | It has all requisite trunk infrastructures  |
|                       | Reasonable number of catchment population in the neighbourhood belong to higher income groups                                 |
|                       |   |
| <b>Weaknesses</b>     | Subject property is located off 120 ft wide JNTU road and is approximately 3.5 Kms away from NH-9                             |
|                       | fragmented land parcels and Irregular shape of the land parcel may reduce development efficiency                              |
|                       | Relatively undulating site topography may result in additional filling, levelling leading to higher development costs.        |
|                       | Nearness to railway line will act as a source of sound pollution  |
|                       |   |
| <b>Opportunities</b>  | Upcoming residential developments in the neighborhood may act as a catalyst for potential development on the subject property |
|                       |   |
| <b>Threats</b>        | The Subject site can face a fair degree of competition from the proposed residential developments with in the vicinity.       |

SITE MAP

