



www.aliensgroup.in

'INTELLIGENT LIVING'





' I N T E L L I G E N T L I V I N G '

Since its inception in 2004, Aliens Group has come a long way in redefining the cityscape of Hyderabad with its passion for innovation and engineering in developing large scale communities.

Aliens Group, Hyderabad, is reputed for its new-age designs and quality construction showcased in our residential projects and townships. At present, the focus is on developing residential projects and townships in Hyderabad. In the long run, the Company plans to be active across other key Indian cities and various asset classes of real estate in order to comprehensively capture the huge India-opportunity.

Partnering with best-in-class internationally acclaimed architects and design consultants, Aliens Group delivers quality at attractive prices - leveraging substantial expertise to create significant value for customers and stakeholders.



BRAND "Aliens"

THE TIMES OF INDIA

ALIENS SPACE STATION

LUXURY OF CHOOSING FROM **28** PLANS

040 4033 0666 | 99662 34944 | 99662 34954

ALIENS SPACE STATION

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THE TIMES OF INDIA

Aliens group celebrates **1236** happy families...

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THE TIMES OF INDIA

ALIENS SPACE STATION

EXPERIENCE GARAGE

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Media Recognitions

FUTURISTIC LIVING



Continued from page 15>>

The project is pre-certified with Indian Green Building Council (IGBC) with Platinum rating, the highest in the category. It has advanced air ventilation systems with CO2 sensors have been designed in basements to accommodate six air changes per hour for a healthy environment. Headquartered in Hyderabad, the Allens Group was founded in 2003 and has grown considerably since in providing modern, innovative and intelligent living spaces and creating infrastructure projects across the country. Today, Allens group is known for developing exclusive townships and satellite cities in prominent locales of Hyderabad. International consultants, advisers, associates, local & global architects and engineers share their knowledge and expertise in developing the current bevy of projects. Allens is a tightly knit company of people who share the same vision. Each project is signed with the ultimate goal of creating intelligent, eco-sensitive communities that make modern life easier, healthier and more comfortable.

The efforts of the company in meeting international standards of construction were recognized and lauded at the Asia Pacific Property Awards which celebrates the best developers, architecture and interior design firms across the Asia Pacific region. The event, held in Kuala Lumpur in association with HSBC Bank Malaysia kicked off the Asian Institute of Chartered Surveyors Asia on April 27 with of leading property professionals behind award-winning projects to receive their accolades.

With over 100 participants comprising firms from 14 and over 400 companies from the Asia Pacific Region, Allens Group emerged a trailblazing company and won two prestigious awards, 'Highly Commended Apartment' and 'Highly Commended Mixed Use Development' for its residential project Space Station at Telangana, Hyderabad. The Asia Pacific Property Awards are part of the long established International Property Awards and its award winners logo is recognized as a symbol of excellence throughout the global industry.

Harit Chalia, MD, Allens Group, says, "Allens is a tightly knit company of people who share the same vision. We are all determined in developing good urban and infrastructure solutions that revolutionize design, innovation and construction. Through global design standards, insightful attention and superb living solutions, we want to inspire our residents. We rely on international architects and other professionals, respectively for some of the world's most famous architectural landmarks, to bring us the most useful solutions that would truly make the lives of residents a joy."



NDTV Clipping

Times of India, Hyderabad

Proud builders

The Allens Group emerged victorious at the International Property Awards Asia Pacific 2012. The city builders pocketed the Highly Commended Apartment and Highly Commended Mixed Use Development - India awards for their residential project at Telangana Space Station. While the heads of the group are overwhelmed by the honour, with this award Hyderabad makes an impressive entry on to the global scene as one of the fastest growing cities in India. This is no mean feat, considering the fact of a drop in real estate due to the socio-political instability of the past year.




INTERNATIONAL PROPERTY AWARDS ASIA PACIFIC
These annual awards are internationally recognized.

Deccan Chronicle, Hyderabad

YOUNG TURKS

I love how the unique design ideas which we always see, used and modified across the cities, becoming an integral part and we have also brought the green building concept increasingly so that better energy saving and saving money is always the first priority. And this is also a key differentiator for the Allens Space Station. I believe transparency is always the best way to build trust and to build a good reputation. And this is also a key differentiator for the Allens Space Station. I believe transparency is always the best way to build trust and to build a good reputation.

How much do you focus on adopting eco-friendly and sustainable measures? Have you implemented any innovative method recently? If yes, please discuss.

How do you ensure that you are providing the best service to your clients? How do you ensure that you are providing the best service to your clients?

What about your final business? Have you launched any new project in that?

What about your final business? Have you launched any new project in that?



CONSTRUCTION BUSINESS TODAY

Construction Business Today

Proud Acknowledgments

Brand 'Aliens Group' is one of the well-recognized brands in the State today. The company is also the recipient of several prestigious awards such as :

- International Property Award (Asia Pacific) 2013 - 14
-Best Mixed - Use Architecture -India
- International Property Award (Asia Pacific) 2012
-Highly commended Apartment -India
-Highly commended Mixed Use Development -India
- Cityscape Award for Best Residential Development - Future
- Platinum pre-Certification by Indian Green Building Council -IGBC



Ongoing Project: 01



ALIENS SPACE STATION™
GACHIBOWLI - TELLAPUR, HYDERABAD

Aliens 'Space Station1' is all about integrating the modern day concept of 'Live. Work. Play.'

Located in Gachibowli-Tellapur, Aliens Space Station1 offers 30 floors of "Intelligent Living" in close proximity to the city's hottest developments, such as the IT zone, financial sector, hospitality services and the upcoming US consulate - all of which a stone's throw away.

PROJECT Details

2182 apartments | 80% Open area | 14 Stations | 30 Floors | 28 Floor plans

1500 Flats Sold

21 Acres

Laurels for our Project

Numbers only speak for the amount time and patience that is needed in shaping of the city's iconic project. Standing tall is not our goal. Withstanding as the best is what we are striving. seeing the unseen ,hearing the unheard and feeling the unfelt are the traits of excellence. as a organization we are equally eager to see smiling families in this unique project. With all customers, vendors and employees support we are handling technical, situational and environmental challenges and moving forward

2182 no of flats

40 Millions of SFT

45 KM'S of corridors

80% Open area

1,00,000
Sft of Club House

APARTMENT OPTIONS:

2BHK : 1122sft - 1402sft | 3BHK : 1344sft - 2208sft | Duplex : 3569sft - 5036sft | Penthouse : 4945sft - 7674sft



Strategically Located:

07 mins to Gachibowli
 10 mins to Hitech city
 20 mins to International Airport



- First in the city with 30 floor Residential Towers
- One of India's first 'Platinum' rated Green Township pre-certified by IGBC
- Advanced Home Automation Features and Systems in each Apartment
- Sky Gardens & Sky Lounges
- Mini Golf Driving Range
- Wi-Max enabled Township
- Lake view Apartments
- Indoor Squash & Basketball Courts
- 3 Swimming Pools
- Multiplex & Retail Zone

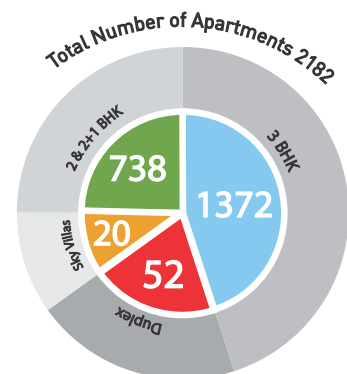
Unique Features

Helipad | 45 Acres Natural Lake | Biometric Security System | Double-Height Car Parking | Planetarium on the 30th Floor | 1.7km Jogging & Bicycle Track | 34 Sky Lounges & Pocket Gardens | Infinity Swimming Pool | Exclusively Designed 1Lakh. sft Clubhouse | Interconnected Corridors for Easy Connectivity

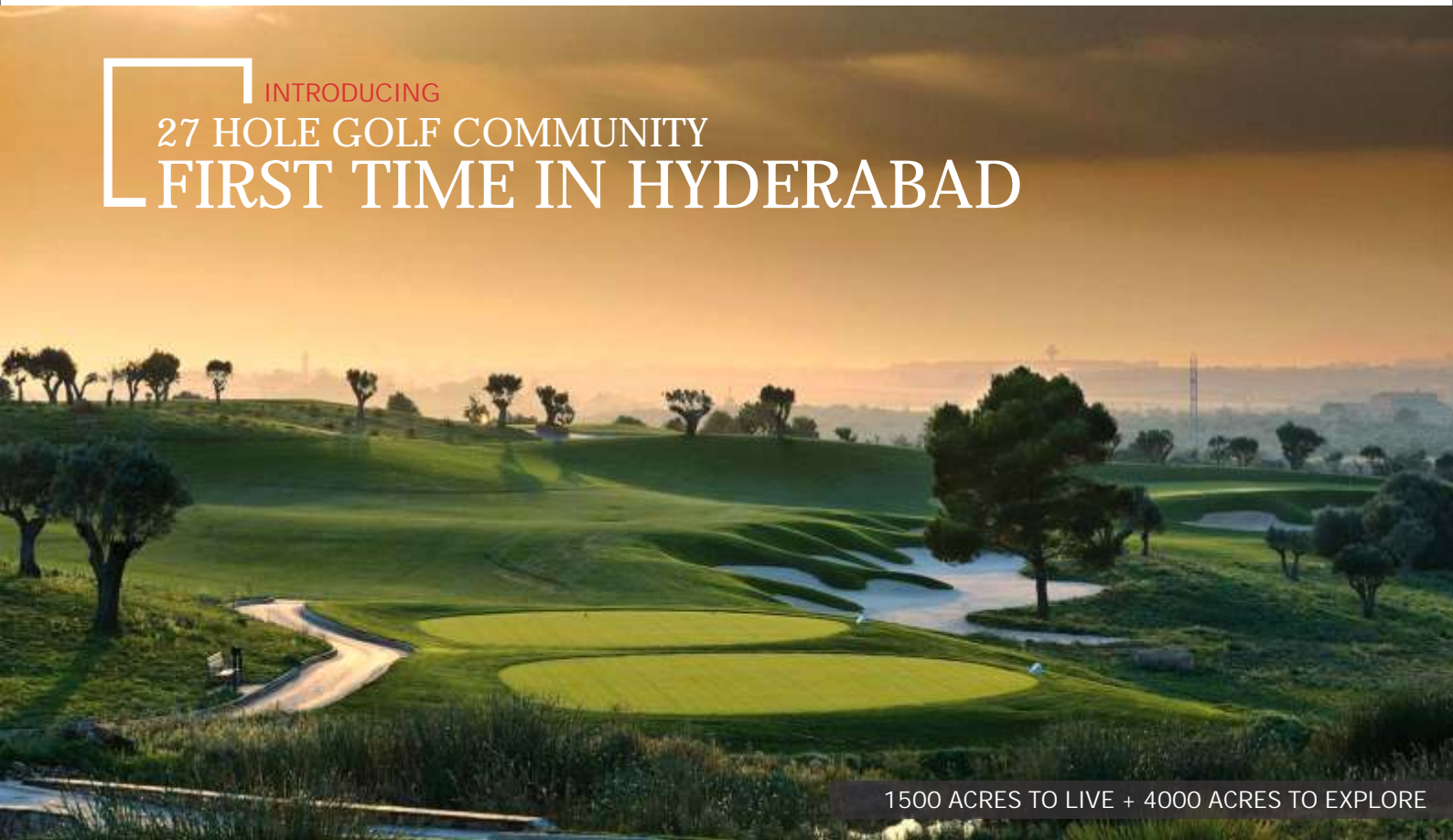
Sports Features

Basket Ball Court | Shuttle & Squash Court | Table Tennis | Skating Rink | Indoor Swimming Pool | Carrom & Chess | Creche | Pistol Shooting Range | Spa with Sauna/Jacuzzi | Yoga & Meditation Hall | Banquet Hall | Library & Stationary Store | Play Area | Tennis Court | Wading Pool | Cricket Nets | Golf Driving Range | Mall & Multiplex | Amphitheater

LUXURY OF
 CHOOSING
 FROM
28
 PLANS



INTRODUCING
27 HOLE GOLF COMMUNITY
FIRST TIME IN HYDERABAD



1500 ACRES TO LIVE + 4000 ACRES TO EXPLORE

Aliens HUB – An Emerging Smart City in the heart of Andhra Pradesh , HUB focuses at providing the most awaited lifestyle of all times. From Homes to Work Spaces, Recreation to Rejuvenation, Business to Leisure, Universities to Sports – all at a one unique arena. It is located at 25 minutes drive from the Shamshabad International Airport and is well connected to the Outer Ring Road.

27 HOLE GOLF COURSE | 5 STAR RESORT | RESIDENTIAL PLOTS & VILLAS

CLUBHOUSE
GOLF VILLAS
DRIVING RANGE
GOLF COURSE
27-HOLE GOLF COURSE
GOLF ACADEMY
PRO SHOP



GOLF VILLAS / PLOTS

Havens of green, visible from all your rooms while you live surrounded by intelligent luxury. European style Villas with just the right touch of customization.



Hill Top Villas/ Plots



Week-end Homes



Row Houses

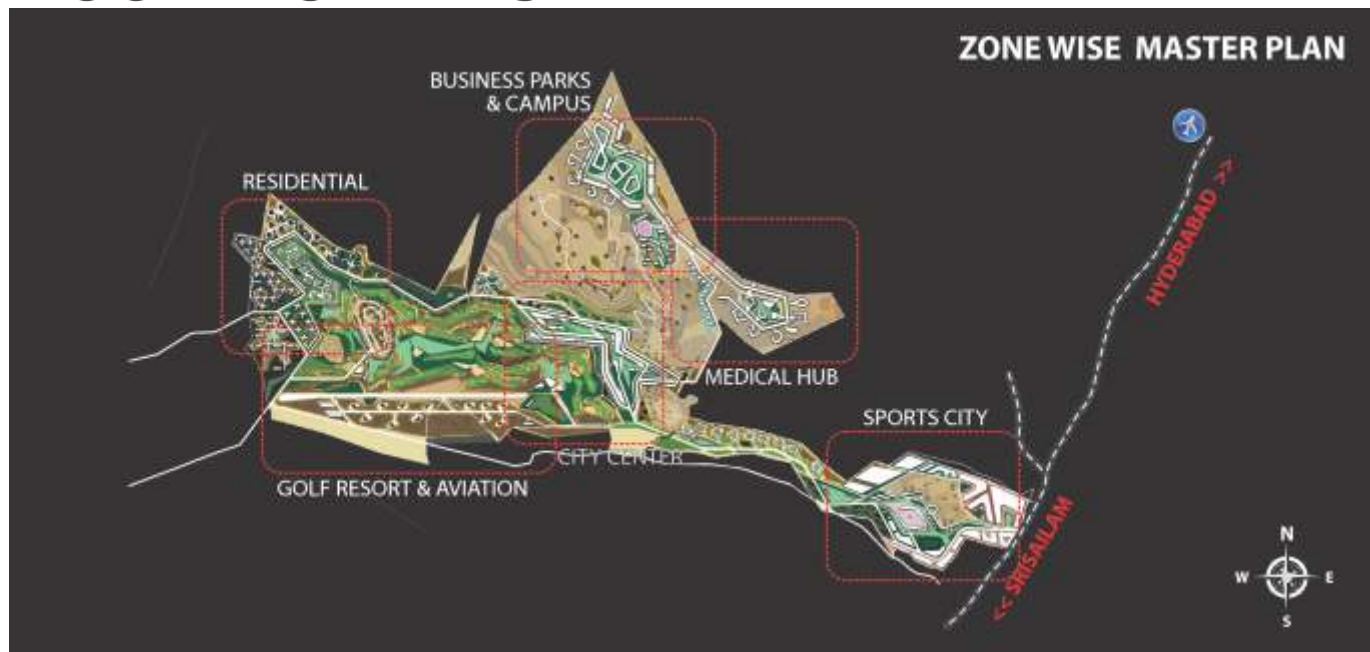


5 Star Resort & Spa



Fly-in Homes

SMART COMMUNITIES



Aliens HUB– Phase-wise Development Plan

Phase - I

<p>Golf Course Driving Range 9 Hole Golf Course Golf Academy Pro Shop</p> <p>Hospitality 5 Star Resort & Spa Convention Center Exhibition Center Night Club Multi-Cuisine Restaurants</p>	<p>Residential Open Plots (300 Ac.) 300 Sq.yds 500 Sq.yds 700 Sq.yds 1000 Sq.yds 2000 Sq.yds</p> <p>Club House Swimming Pool Guest Rooms</p>	<p>Housing Golf Villas Contemporary Villas Row Houses Weekend Homes Forest Villas Hill-Top Villas Serviced Villas</p>	<p>Recreation Tennis & Squash Gym & Health Club Rock climbing Horse-riding Club Indoor Games</p> <p>Sustainability Wind Power Solar Power Green House</p>
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Phase - II

<p>Housing Hill-top Villas Forest Villas Eco Homes Chalets Low-rise Apartments Serviced Apartments Cluster Housing Assisted Homes Fly-in Homes</p>	<p>Golf Course 27 Hole Signature Golf Course Putting & Practice Range</p> <p>Health & Wellness Center Health Farm Spa Gym Yoga/ Ayurvedic Center</p> <p>Recreation Entertainment /Leisure Zone Multi-Utility Sports Complex</p>	<p>Aviation Airstrip Helipad Aero-modelling Club Fly-in Homes Fixed-base Operations Hangar</p> <p>Education Zone International University Campus International Residential School Technology Campus</p>
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Phase - III

<p>Commercial & Retail Shopping Mall Multiplex Theater Hyper Market</p> <p>Sports City Sports Club Aquatic Sports Complex Sports Stadium</p>	<p>Housing Low rise Apartments Mid rise Apartments High rise Apartments Hill-top Villas Forest Villas</p> <p>Civic Center Library Post Office</p>	<p>Health Care Super Specialty Hospital 24/7 Pharmacy with Diagnosis</p> <p>Business Parks IT Sectors Incubation Center Office Spaces</p>
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Come to the Hub of a new world. Your world

BRAND "Aliens"

THE TIMES OF INDIA

Hub

Come to the Hub of a new world. Your world

GOLF VILAS / PLOTS

Call Now: 99 66 234 234

ALVORA

THE TIMES OF INDIA

your

Call Now: 99 66 234 234

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SMART COMMUNITIES

Live a smart life in a smart city

Call Now: 99 66 234 234

ALVORA

THE TIMES OF INDIA

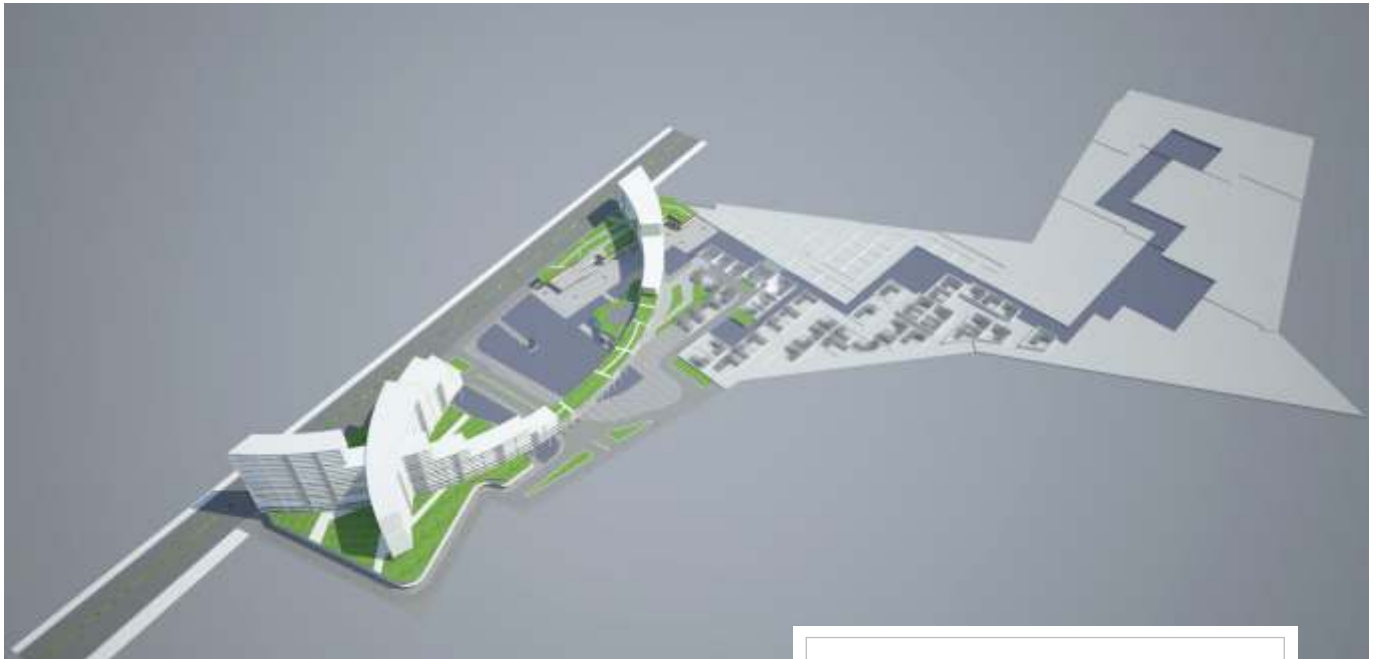
your

Call Now: 99 66 234 234

ALVORA

Ongoing Project: 03

Aliens Sky Park



RESIDENCES | SHOPPING ZONE | OFFICE SPACES Aliens SKYPARK

A Business – Centric and Premium Themed Project located in a very close proximity to the Rajiv Gandhi International Airport with National Highway 7 Connectivity, Sky Park is a Landmark Project which creates a Business Environment simultaneously catering to your Home Space Needs. Product Mix ranges from Business Centres, Commercial Areas, World Class Polo Arena & Polo Club, Themed Villas & Modern Apartments.

PROJECT MIX

- Theme villas
- Residential spaces
- Apartments
- Business spaces
- Commercial and retail zone
- Clubhouse with Indoor / Outdoor activities
- School and Hospital
- Polo club
- Location: Near The International Airport



International Consultants

SPARCH - Singapore
Chief Architects & Planners

 **DAVIS LANGDON & SEAH CONSULTING**
Singapore / India (Cost Management Consultants)

 **Duffill Watts**
Consulting Group
Traffic Management Consultant, New Zealand

 **SMC
ALSOP**
London (Architectural Consultants)

 **Ranhill** Malaysia
Mechanical, Electrical & Plumbing consulting

 **PERIDIAN**
Landscape Architecture & Master Planning
Landscape Architecture and
Master Planning

 **MEINHARDT**
INFRASTRUCTURE
Structural Engineering & Design
Management consultants, Singapore

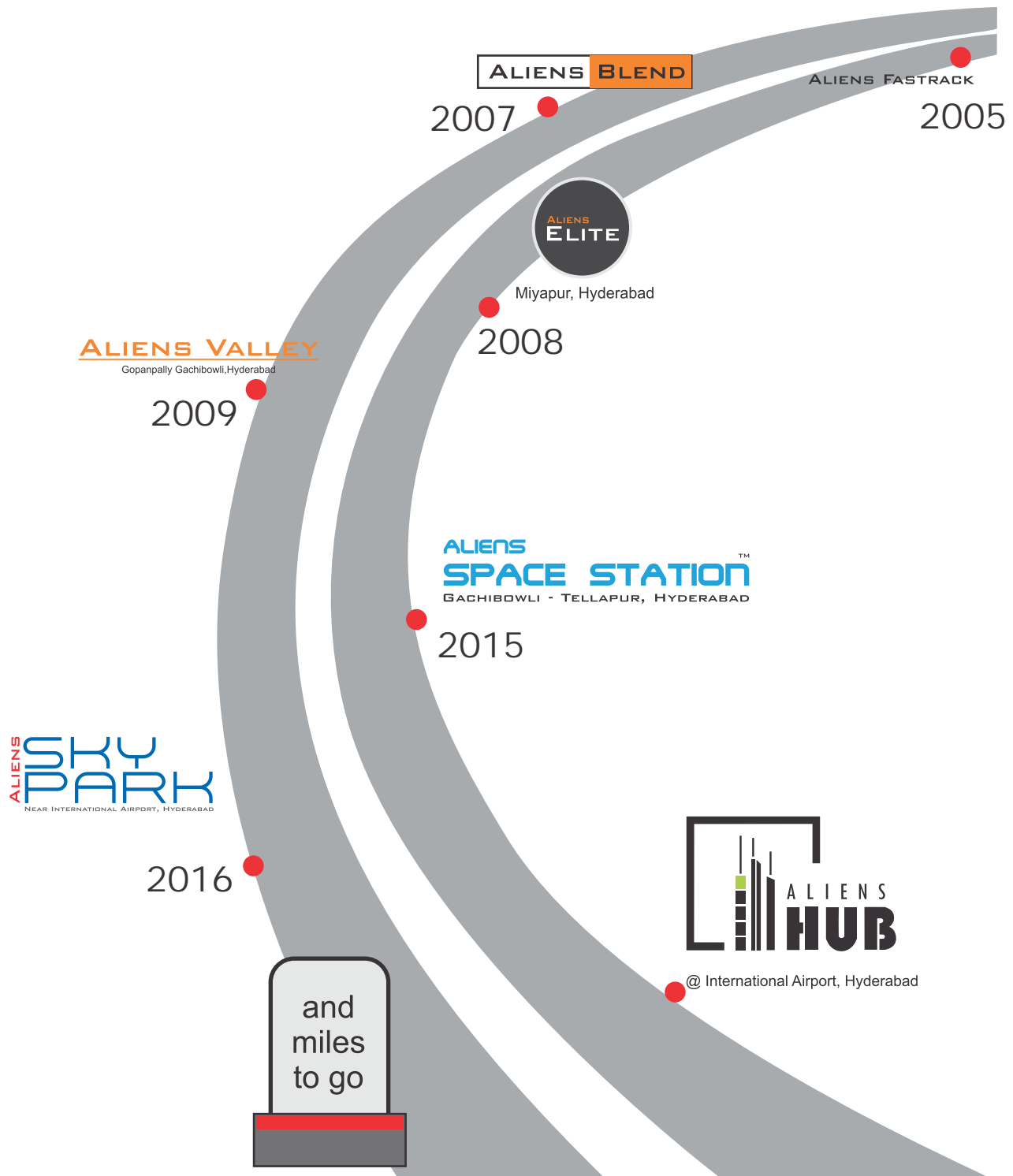
 **CISCO**
Technology Partner
Smart+Connected Communities
changing City, a Country, the World

SPACE Konstryst
Project Management Consultants

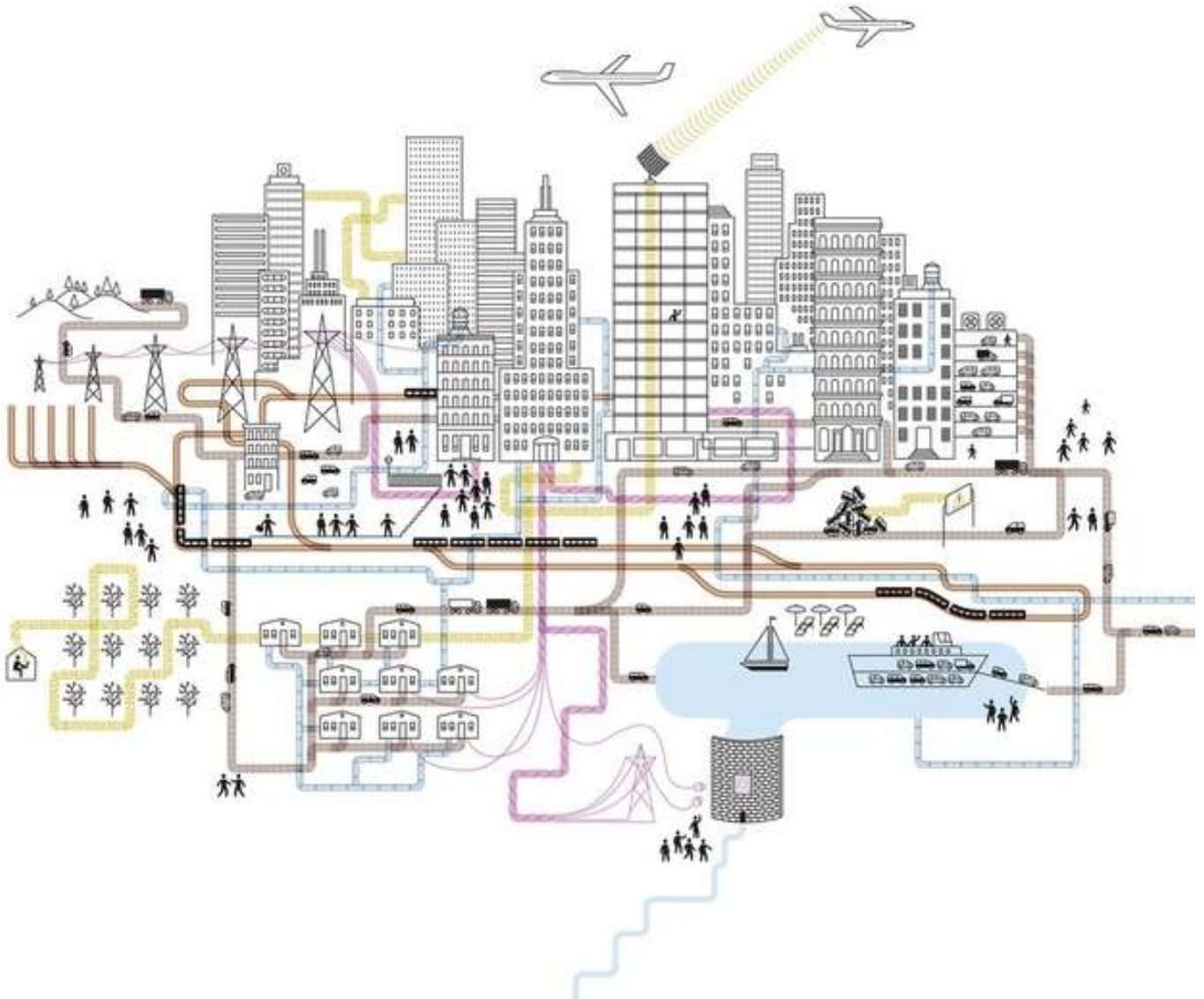
Aliens Group has long partnered with some of the finest and best-in-class firms to assemble teams that would deliver top-quality products. Making High-Class living available to the Upper Middle Class segment has been the defining theme across all projects of the Company. Some of the internationally acclaimed architects and design consultants that the firm has partnered with include SMC ALSOP (London), Ranhill (Malaysia), Meinhardt (Singapore), URL (Singapore) and Peridian (Singapore).



Aliens- Milestones



We believe in 'Think Smart, Think Infra'.



Aliens Group - Infrastructure Division

Our strides in infrastructure have been steady and measured. We take pride in our associations and the ability to handle multiple, large and complex projects. Our engagements and contracts have seen our involvement and execution in :

- Chennai Metro Rail
- The Outer Ring Road
- Gopanapally Road Work
- Vamsadhara Reservoir
- Nanadyal Yerraguntla BG Line
- Coal Extraction and Transportation etc.

We execute projects of this size and nature with expertise and the requisite machinery, infrastructure which is captive to us.



Infra projects completed



Outer Ring Road



Kadapa Railway project



Chennai Metro Rail

Vision/ Mission/ Differentiations :

As a young and dynamic organization, Aliens Group believes that thinking differently plays a large role in revolutionizing property development and constructing of what we call - 'Intelligent Living Spaces'. Being the pioneers of innovative real estate development in Hyderabad, we believe in delivering comprehensive, integrated, value-generating assets to address the changing needs of customer satisfaction in modern day living.

Our vision of 'Intelligent living' allows us to bridge the gap between technology and people in all our developments. If yesterday's benchmarks are today's minimum standards, Aliens Group surpasses this norm by creating tomorrow's experiences in today's projects where technological innovation is one part of the equation.

CAGR @ 104.68%
(Top line from 0.36 cr to 111.20 cr)

EXPONENTIAL GROWTH IN 8 YEARS **6.6** MILLION SFT



GOAL:

- TOP **3** REAL ESTATE COMPANIES IN INDIA
- US \$ **1** BILLION BY 2020

SECTORS:

- REAL ESTATE
- INFRA
- MINING

'INTELLIGENT LIVING'

"create communities & connect communities"

URBAN REVOLUTION

“The spirit, the will to win and the will to excel are the things that endure. These qualities are so much more important than the events that occur.”

- Vince Lombardi

Our key selling proposition is to approach each development as a unique project in its own sphere. Quality, service, prime locations, innovation and modern design trends is innate to every construction activity ventured into by Aliens Group. Architectural design and finishing, the development's density, the property's interior specifications – all are designed specifically for their singular location. This approach results in building homes that are strikingly bold, contemporary and yet catering to varied lifestyles.

Strong support from internal teams such as the Care Team, Support Team and Property Management Team help us provide the right convenience and buying comforts to our customers.

Present Activities

Residential

Entertainment | Recreation & Sports | Hospitality | Commercial | Retail | Social

Apartments | High-rise Condominiums | Villas | Row Houses | Farm Houses

IT Parks / Bio-tech Parks | SEZs | Commercial Spaces

Malls | Food Courts | Hypermarkets | Service Apartments | Hotels

Holiday Resorts | Sports Resorts | Aero-Modelling | Golf course | Theme Parks | Multiplexes

Educational Institutes | Hospitals



Hari Challa
Managing Director
Aliens Group

Young and forward thinking, Mr. Hari Challa is an entrepreneur with a keen sense of direction and a hands-on business acumen with strong emphasis on application of technological advancements and sophistications to urban living. Hari has successfully established “Aliens Group” and in a short span of time built an enviable track record and brand equity for the company. His efforts have resulted in creating a corporate body that is developing properties of global standards.



Venkat Challa
Joint Managing Director
Aliens Group

Mr. Venkat Challa, armed with an M.B.A, has exceptional interpersonal and managerial skills, and is instrumental in transforming the vision of the company into reality. A hardcore professional with a keen eye for detail, he is responsible for the successful completion of the first 5 Projects of Aliens Group in Hyderabad. Today, he handles the conceptualisation and implementation of four mega projects worth INR 5000 crores.

Completed Projects Details

We have constructed so far **2 Million Sft.** It includes the following...

1. Aliens Sweet Home Venus - Completed in Aug-2004
2. Aliens Fast Track - Completed in Jun-2005
3. Aliens Blend - Completed in Nov-2007
4. Aliens Elite - Completed in Dec-2008
5. Aliens Valley - Completed in Apr-2009
6. Aliens Space Station- (Station 14) - Will be completed in Mar-2014

Ongoing Project Details

Aliens Space Station

Particulars	Total SFT
30 Floors - Saleable Area	38,49,567
Commercial Area	2,00,000
Residential above Commercial	7,50,000
No. of Apartments	2,182
Project completion Date including Commercial	2017
Project Value	Rs. 2,023 Crs.

Aliens HUB

Size of the Project	1557 Acres
Project Value	Rs. 3,150 Crs.

Sky Park

Size of the Project	36 Acres
Theme villas	1,50,000
Residential spaces	20 Acres
Apartments	1,50,000
Project Value	Rs. 300 Crs.

Ongoing Project Details

Aliens Group Land Bank Details

Companies	Project	Extent Acrs
Aliens Developers Pvt. Ltd.	HUB	594.375
Aliens Aero City Pvt. Ltd	HUB	51.95
Aliens Smart City Pvt. Ltd.	HUB	55.16
Aliens Hills Pvt. Ltd.	HUB	13.20
Aliens Ace Pvt. Ltd.	HUB	20.15
Total Hub Project		734.835
Aliens Developers Pvt. Ltd.	Mucherla	15.10
Aliens Developers Pvt. Ltd.	Vally	1122 Sq.Yards
Aliens Group Infra Pvt. Ltd.	Manchanpally	13.05


Key Financials - Aliens Developers Pvt. Ltd.

(Rs. In Lakhs)

Particulars	Mar -12 (Un audited)	Mar -11 (Audited)	Mar -10 (Audited)	Mar -09 (Audited)	Mar -08 (Audited)
Book Order/Book Sales	29894.76	24643.99	16506.37	5727.50	7980.35
Overall Collection	11120.89	9644.78	7112.84	3969.85	2658.46
Revenue Recognized	7925.02	5215.27	3871.56	84.76	3181.64
Profit After Tax	230.54	169.34	217.67	8.75	263.77
Snapshot of Balance Sheet					
Paid up Capital	500.00	500.00	500.00	500.00	500.00
Share Application Money	977.30	970.04	815.20	786.50	300.00
Reserves & Surplus	1042.85	812.30	642.96	425.29	416.53
Secured Loans	2079.94	2043.65	980.26	478.43	351.10
Net Fixed Assets	3247.50	2946.75	1647.33	700.041	337.12
Net Current Assets	1425.51	1316.26	1221.45	156.28	1027.78
Net Worth	2520.15	2282.34	1958.16	1711.79	1216.53



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