



SHWASA CONSTRUCTIONS

Creating Landmarks...



SHWASA RESIDENCY

An Epitome of Luxury...

* Unit Sizes: 2400 SFT, 3500 SFT, 5300 SFT

A Fully Furnished Premium Gated Community
Built to last a Century and Custom Designed for the
Niche Upper Class

SHWASA RESIDENCY

An Epitome of Luxury...

* Unit Sizes: 2400 SFT, 3500 SFT, 5300 SFT

A Fully Furnished Premium Gated Community
Built to last a Century and Custom Designed for the
Niche Upper Class



History and Vision

Shwasa Constructions is a new establishment with highly experienced Professional team aiming to revolutionize the current construction industry with plug and play residential flats and we will be located at Plot no 400/B, Shilpa Ambiance, Pocharam IT Corridor, Rampally, Hyderabad East, Medchal District, Telangana-501301. Our initial Goal is to Develop Luxury dwellings for Niche Upper Middle-Class and then leverage our customer base to position in the market to offer ultra - luxury dwellings for Upper class segments.

Product

Shwasa Constructions will provide an exclusive one and only experience for all the potential clients through customized fully furnished dwellings. We would focus on providing clients with every minute facility that could cross our minds, every project we develop would be a flagship product of the current times. Shwasa Residency, an epitome of luxury and a would be landmark was successfully developed after 12 long hard-working months. When someone enters Shwasa Residency it would please read next.

As you enter the 60 feet wide and 25 feet tall arches of Shwasa Residency you will find a magnificent 30 feet tall Peacock statue with its head standing tall stretching about 50 feet proudly welcoming you in to the king's court. Park your ride in your designated full size parking bay and raise to your floor in extra large elevators to step out in to the simply elegant 10 feet corridors with high raise designer claddings and finally step in to your luxury dwelling through a massive entrance 8 feet high and 6 feet wide with 50 mm thick heavy grade doors made of Australian pine and teak veneer with superior gloss finish. What comes after is a personal choice but we promise it would be the best.

Locality

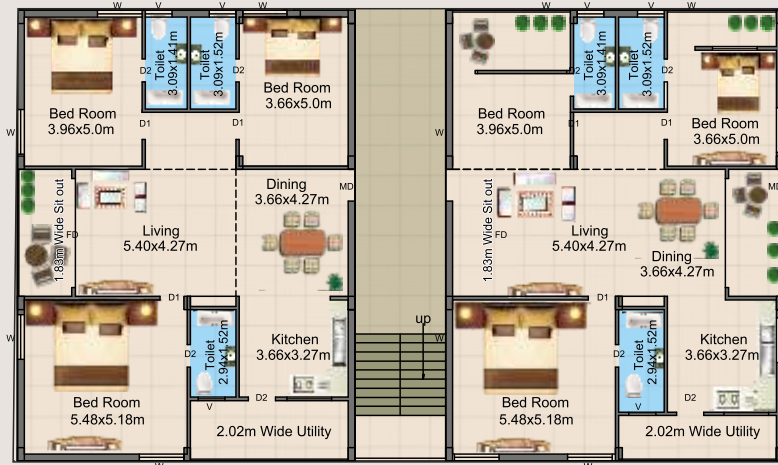
Shwasa Residency has Requelford International School, Rock woods International School, Delhi Public School, Rotterdam International School, Sreenidhi Engineering College and Nehru ORR within 2KM of radius along with IT Giants Infosys, Genpact, Raheja IT Park, Singapore Township, Multiplexes, Malls, Satellite Railway Stations, etc. within 5Km of radius.





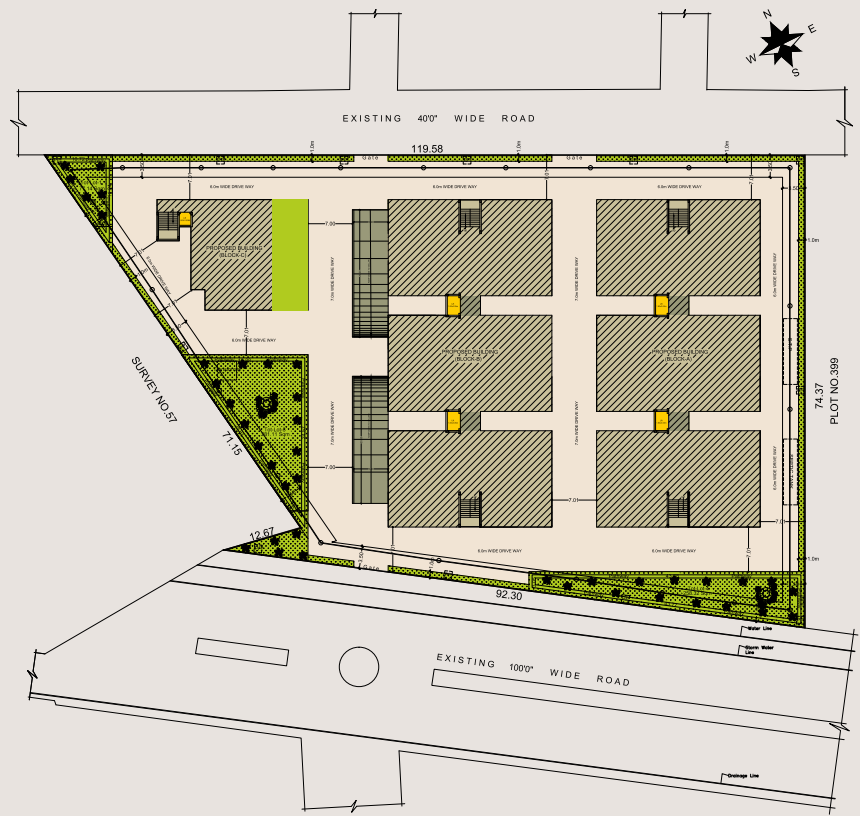
Management

Shwasa Constructions is a Hyderabad based proprietorship entity founded and managed by Kranthi Kumar, who by profession is a civil engineer and Business Management Graduate from USA. He started his career as Chief Marketing Manger for a reputed Hyderabad based FMCG Company, then as a General Manager, Key accounts for a reputed group in Residential Interiors Segment. Kranthi Kumar, a well-disciplined and smart professional always believed in Continuous education, innovation and creativity. His straightforwardness and honest approach have always garnered reputation and continuous career growth. Looking ahead for more challenges and recognition he started his own construction company in 2011, with over 17 years of experience in construction in hand and good list of contacts, he was able to fly real soon and earned good recognition but lost himself into the regular residential constructions which didn't have any innovation and any tough challenges. Hence to activate his beliefs he reinvented himself to think, innovate and create, thus we have Shwasa constructions and his innovation Shwasa Residency.



2405 Sft East Facing Flat

2405 Sft West Facing Flat



3496 Sft West Facing Flat

PROJECT HIGHLIGHTS:

- Double Cellar Covered Parking with three blocks, each having nine floors
- 97 beautifully custom designed fully furnished luxury units with Electronics as well
- Soft water treatment plant along with RO drinking water treatment plant and Sewage treatment plant
- Piped Gas for all units
- Dedicated Plumbing water lines for all individual units
- Solar Water Heaters and Solar Public Lighting
- Air Cooled Gymnasium for each block
- Air cooled Party Hall for each Block
- 24/7 Complete Generator Backup
- 24/7 CCTV Surveillance and Security
- Children Play Area, Shuttle Courts, Gardens
- 3 tier Swimming Pools
- Private Restaurant, Departmental Store, Unisex Saloon, Laundry, Pharmacy, ATM.

Appendix A

Technical Specifications (Common for entire project)

| ITEM | SPECIFICATION |
|-----------------|---|
| STRUCTURE | RCC Framed structure with M25 Grade RMC |
| SUPER STRUCTURE | IS Certified AAC Block walls with adhesive chemical bond with 9" walls for external 7" walls for internal. |
| PLASTERING | 25 mm thick with sponge finish with (1:6 prop). |
| FLOORING | Parking with PCC, Corridors with Granite, Bathroom with Ash Grey matt finish, kitchen and balconies antiskid digital tiles, Drawing room, Hall and Bedrooms with digital tiles flooring |
| CEILING | Designer gypsum false ceiling with cove lighting in corridors and flats, excluding kitchen, bathrooms & balconies |
| DOORS | All frames would be 9" wide with engineered wood and real teak veneer finish. All doors would be 8' tall 48 mm thick with 3' & 4' width made of Australian pine wood frame and Real teak veneer gloss finish. |
| WINDOWS | High Quality UPVC custom made to suit site measurements with 8' height and Granite Cladding |
| KITCHEN | Granite platform with built-in sink with stainless steel and Matching ceramic tiles 2'.0" HT above the Platform with concealed pipe line bore and DRINKING water tap connection. |
| TOILETS | JAGUAR/EQUIVALENT Wall Mounted toilets in all bathrooms in white color with shower & Geyser provision and accessories from the house of JAGUAR. Ash grey matt finish premium ceramic tiles dado up to 7 ft height |
| ELECTRICALS | All items from the house of ANCHOR |
| SANITARY | All items from the house of Sudhakar/Ashirwad/Prince |
| WATER SUPPLY | RO water with SS piping & All other items from the house of Sudhakar / Ashirwad / Prince |

| ITEM | SPECIFICATION |
|-----------------|---|
| DRAINAGE | All items from the house of Sudhakar/Ashirwad/Prince |
| ELEVATORS | 10-person capacity 10' x 6' Schneider Electric elevators total 5 numbers. |
| GAS | Piped |
| GENERATOR | Full backup |
| WATER HEATERS | SOLAR |
| GARDEN LIGHTING | SOLAR |
| SWIMMING POOL | 3 Tier (Adult+ kids+ toddlers play) |
| PLAY | 2 no's Shuttle courts & air cooled indoor games |
| PARTY HALL | 70 PAX air cooled |
| PARKING | 2 PARKINGS FOR 2405 SFT, 3 PARKINGS FOR 3496 SFT, 5 PARKINGS FOR 5300 SFT |



Appendix B

Extras for SHWASA RESIDENCY FURNISHED flats

| ITEM | SPECIFICATION |
|--------------|---|
| DRAWING ROOM | Wooden flooring, veneer finish wall designer panels, veneer finish wooden visual barrier, veneer finish entertainment unit, premium 5-seater sofa set, glass center table, 75" SONY LED TV with Home Theatre, 1.5-ton Voltas AC and designer wooden ceiling along with necessary electricals (lights, fans, etc.) |
| HALL | Wooden flooring, veneer finish crockery unit veneer finish wooden visual barrier, Veneer finish Glass top Wash basin with storage, premium 6-seater dining table, LG 600+ ltr Refrigerator, LG washing Machine, 1.5-ton Voltas AC, designer gypsum ceiling along with necessary electricals (lights, fans, etc.) |
| KITCHEN | Anti-skid flooring with High end Modular kitchen with ebco hardware, PU coated Glass fitted SS edged shutters, illuminated 2' glass cladding, Breakfast Counter, Faber made Hob, Chimney, Microwave, Oven, Mixer Grinder, Juicer & Rice Cooker along with necessary electricals (lights, exhaust, etc.) |
| M.B. R | Total Designer Wooden Chamber with PU clear coated Veneer finish and built-in walk-in closet, King size cot and 8" mattress, dressing unit, Chester draw, entertainment unit with 45" Sony LED TV, 1.5-ton Voltas AC along with necessary electricals (lights, fans, etc.) |
| C.B. R | 8' tall sliding wardrobes with PU clear coated Veneer finish, King size cot and 6" mattress, dressing unit, study unit with Dell Laptop, 1.5-ton Voltas AC and designer false ceiling with cove lighting along with necessary electricals (lights, fans, etc.) |
| G. B. R | 8' tall sliding wardrobes with PU clear coated Veneer finish, King size cot and 6" mattress, dressing unit, entertainment unit with 45" LED TV, 1.5-ton Voltas AC and designer false ceiling with cove lighting along with necessary electricals (lights, fans, etc.) |
| BATHROOMS | Wall cladding with intermittent steel beading inserts |
| BALCONIES | With Cloth Hangers |
| Misc. | If any artifacts |



Location Map

(not to scale)



SHWASA CONSTRUCTIONS

Creating Landmarks...

Plot No: 400/A, 400/B, 400/C, 400/D, 400/E,
SHILPA AMBIANCE, POCHARAM IT CORRIDOR,
RAMPALLY, HYDERABAD EAST, TELANGANA,
INDIA. PIN CODE: 501301

CONTACT: +91 9077222333

EMAIL: projects@shwasaconstructions.com

Website: www.shwasaconstructions.com

Note : This brochure is a conceptual presentation and not a legal offering. The promoter reserve the right make changes in plans, specifications and elevation as deemed fit.