

Housing Projects – Survey Report

Survey done by:	Ashok Kumar Ch	Date:	26/06/2017
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Project Details

Name of Project	Lotus Roldana		
Location	Road No.5, Banjara Hills, Hyderabad		
Type	Apartments		
No of units	35		
Unit Sizes	2359 sft to 2870 sft		
Area of total land	1 acre		
No. of floors	5		
Stage of Construction	Finishing stage		
Specifications	Luxury		
Amenities	Lifts	Jogging track	Gated community
	Generator	Recreation Room	Bore well water
	Municipal water supply	Swimming pool	24 Hrs Security
	Gym		
Price	Rate per sft of construction	Rs.7,500/-	
	Rate per sq. yd. of plot	-NA-	
	OR rate per unit	-NA-	
	Amenities charges	Rs.10,00,000/-	
	Lift & Generator charges	-NA-	
	Car Parking Charges	-NA-	
	Two wheeler parking charges	-NA-	
	Electricity connection charges		-NA-
	Water connection charges		-NA-
	Other Charges		-NA-
	Total cost of typical unit	Rs.1.9 Crores to Rs.2.3 Crores	
Brochure Enclosed	No		

Builders Track Record

Name of Builder	Lotus Properties Ltd.
Name of MD/ Owner	
Office Location	Rad No.1, Banjara Hills
Contact Person at office	
Office Phone No.	040-66665558
Contact Person at site	Srikar
Site Phone Nos.	
Website / email	www.lpl.co.in/info@lpl.co.in
Track Record	25 years in business and 6 projects completed.

Prominent Completed Projects details

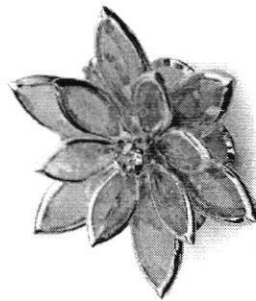
Project Name	Location	Type	No. of Units or Area	Present Status
Lotus Plaza	Himayath Nagar	Flats	-NA-	Completed
Bandari Residency	Begumpet	Flats	-NA-	Completed
Lotus Flora	Begumpet	Flats	-NA-	Completed
Lotus Gagan Vihar	Domalguda	Flats	-NA-	Completed
Lotus Lake View Apartments	Somajiguda	Flats	-NA-	Completed

Remarks

Situated in Road No.5, Banjara Hills, Close to Green Habitat, Right Behind lane



A fine
living
experience
crafted just
for you



481930514



H.No. A-5345/3 & 3/1, Road No. 1, Banjara Hills - Hyderabad - 500 034.
Ph: 040-6666 5538, Fax: 040-6666 4535
Email: info@lpl.co.in Website: www.lpl.co.in

CREDAI



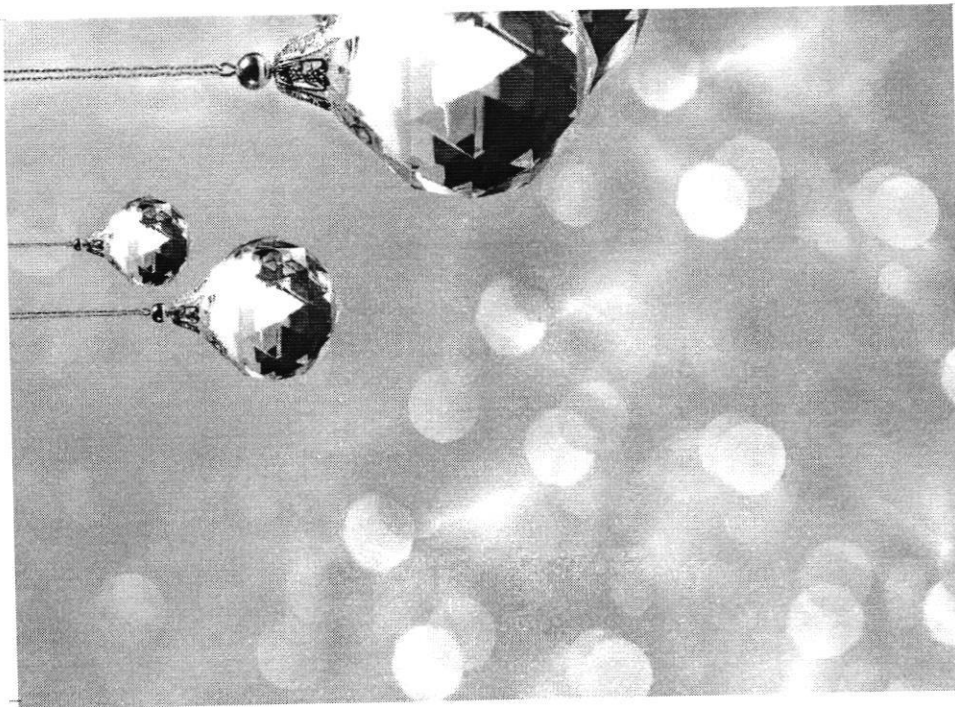
JODHA ASSOCIATES
Architects & Interiors
Phone: 2332 3251, 2331 6478

STRUCTURAL ENGINEER
Jodha Associates
Ph: 2425 4811

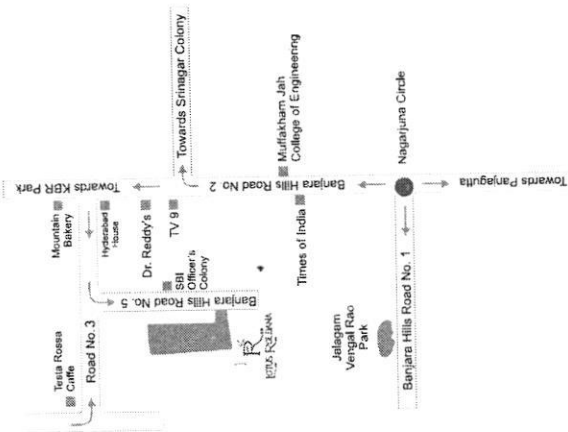
LEGAL ADVISOR
Jodha Associates
Ph: 2782 7945

CHARTERED ACCOUNTANTS
Jodha Associates
Ph: 2322 2745

Disclaimer: This Project is not a legal document. It is only a reference for the purpose of LPTN. ROLDANA could change and plans are subject to change.



Location Map



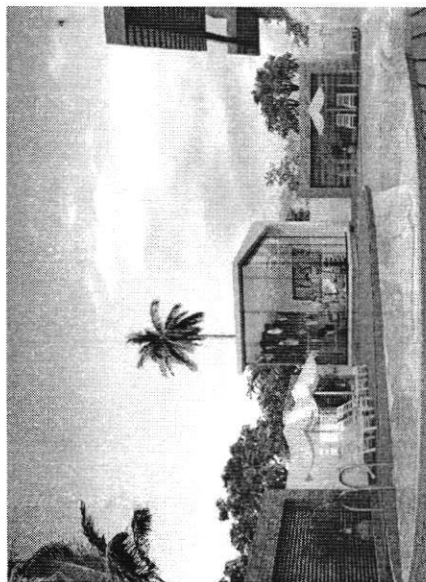
Not to scale

Designed around your needs

Each square foot of Lotus Roldana is meticulously planned to cater to you. Every floor houses seven condominiums, varying in size and design, to allow you to pick and choose the one that's just perfect for you.

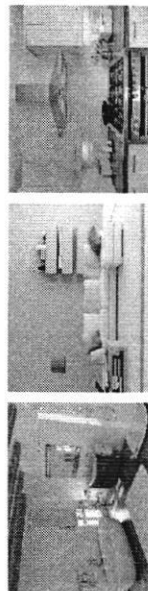
A thoughtful touch that adds immeasurably to the pleasure of living here is the beautifully designed water body in the middle of the property. At once refreshing and soothing with the gently lapping waters, it has set out decks on either end for you to spend a relaxing evening.

- * Garden landscaping
- * Swimming pool and lounge
- * Children's play area
- * Walking and jogging tracks
- * Modern gymnasium
- * Video intercom security
- * Water softener
- * Dual car parking for each condominium

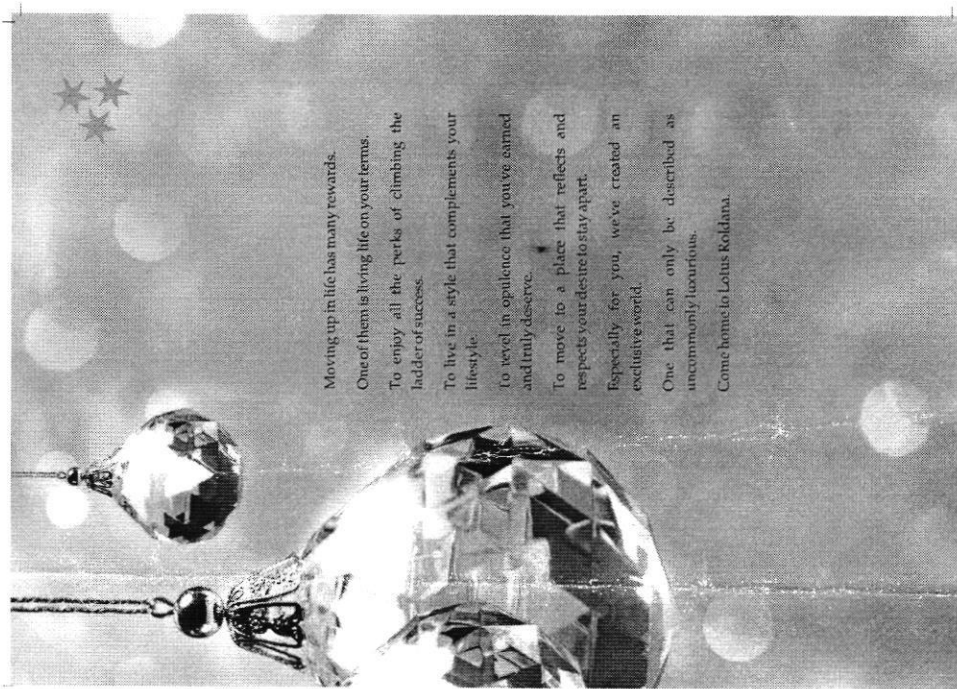


Specifications that pamper you

- Foundation : Earthquake resistant structure system.
- Walls : Table moulded bricks / concrete blocks.
- Internal Walls : Smooth plastered surface treated with Altek and painted with Royal Emulsion.
- External Walls : Smooth finish treated with waterproofing compound. Weather shield paint.
- Main Door : Teakwood frame with melamine polished shutters and brass hardware.
- Internal Doors : Teakwood frame and flush door laminated shutters with brass hardware.
- Windows : UPVC windows with float glass.
- Flooring : Living Room - Combination of wood and Italian marble.
Dining Room - Italian marble.
Master Bedroom - Wooden flooring.
Kitchen and other bedrooms - Vitrified tiles.
- Toilets : Granite counters with top of the line anti-slip designer tile.
Bathroom fittings - (Kohler or equivalent).
- Kitchens : Polished granite platform, stainless steel sink, provision for chimney and storage cabinets.
- Electricals : Concealed flame retardant wiring with modular remote switches (Toshiba or equivalent). Adequate points for power and lighting.
- Power Back-up : 100% DC back-up.



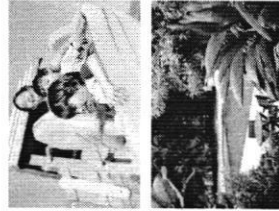
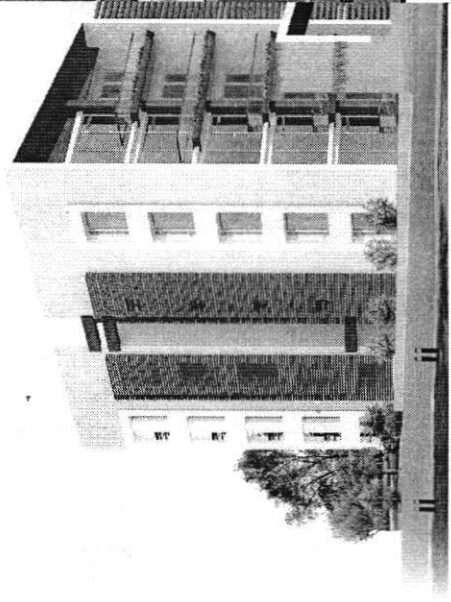
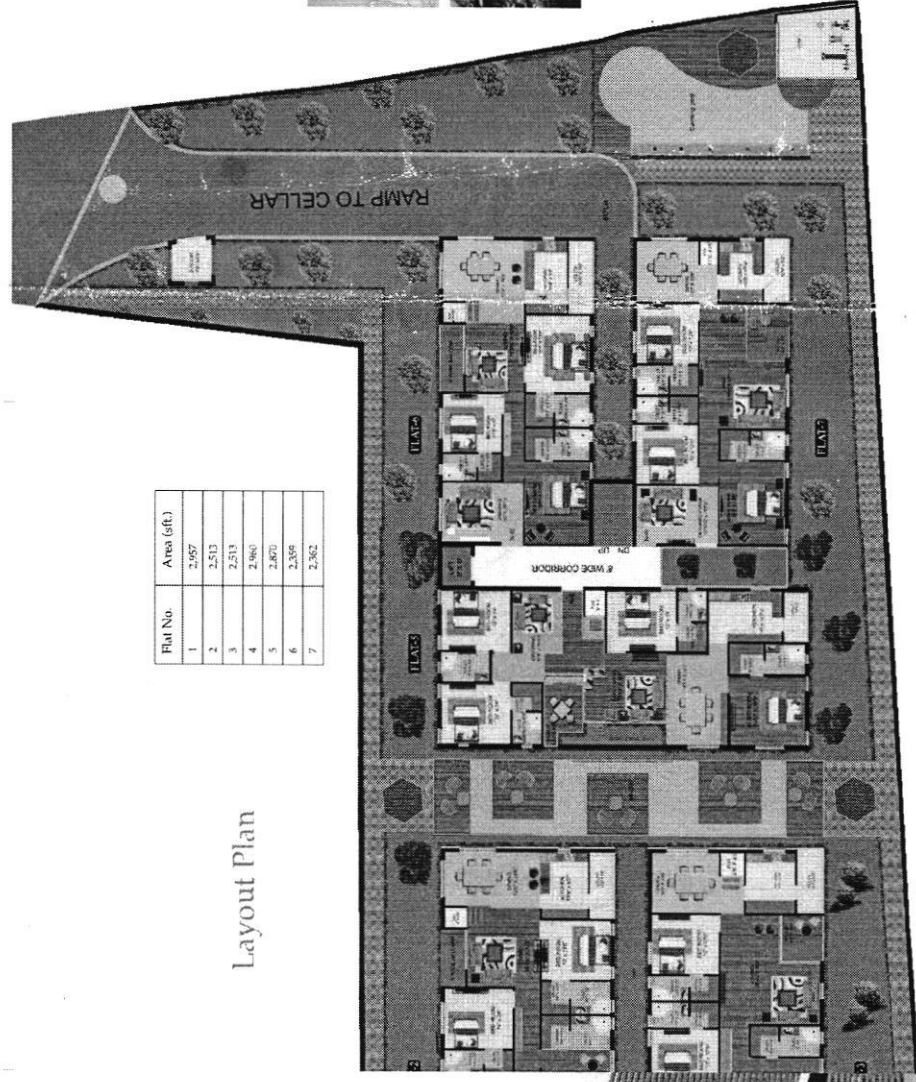
Moving up in life has many rewards.
One of them is living life on your terms.
To enjoy all the perks of climbing the ladder of success.
To live in a style that complements your lifestyle.
To revel in opulence that you've earned and truly deserve.
To move to a place that reflects and respects your desire to stay apart.
Especially for you, we've created an exclusive world.
One that can only be described as uncommonly luxurious.
Come home to Lotus Roldana.

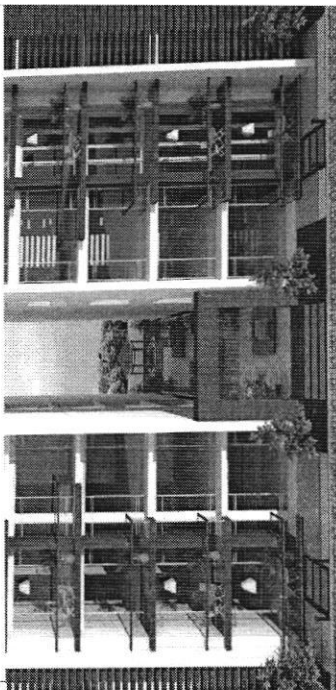


A location made just for you

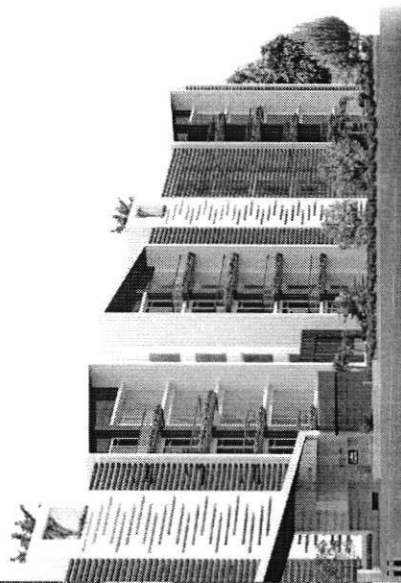
Layout Plan

Flat No.	Area (sq.ft.)
1	2,457
2	2,513
3	2,513
4	2,490
5	2,670
6	2,558
7	2,362

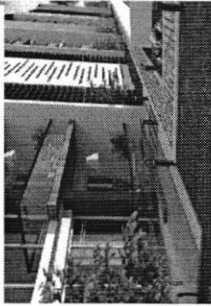
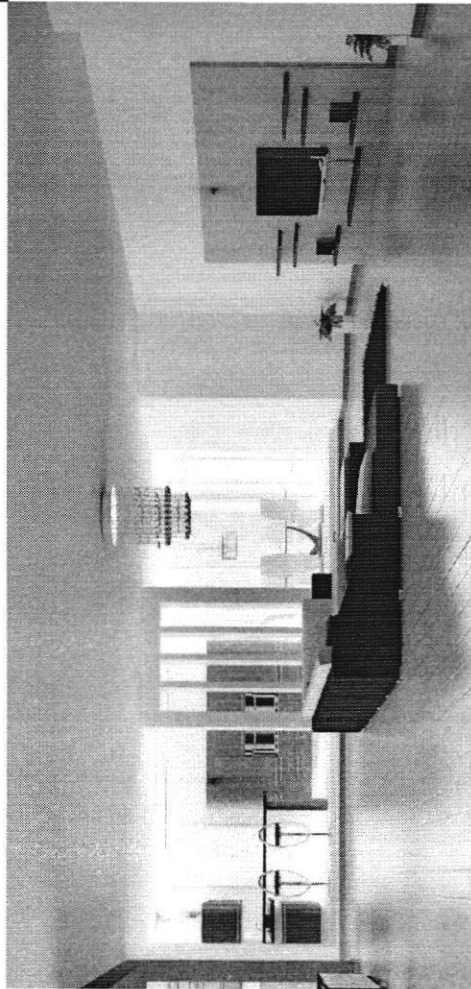




Since you love being in the middle of all the action, Lotus Rollano is the address after your own heart. Yet another offering of Lotus Properties is this pretty on Road No. 5, Baguio Hills, one of India's coveted appedals. It is surrounded by premium shopping malls, upmarket restaurants, fancy pubs & lounges, popular clubs, in short, every place that keeps your social life humming. Moreover, within a short drive range are the city's IT & financial hubs, top corporate hospitals and international schools. You'll agree, it's a location that's not only in the heart of the city but one that'll grow very close to yours!



Pure space created for your lifestyle



Lotus Koldana lays out the very best of condominium living for you. Designed by an eminent architect, it gives new meaning to private living. The ambience is very international and very contemporary, in keeping with your sensibilities and tastes. The living area is marked by large windows to not only allow plenty of natural light but also present an illusion of extra space. The impeccable finish, top-of-the-line fittings, close attention to every little detail, distinguish the condominium.

Understanding your need to enjoy the luxury of privacy and to not let the outside world intrude in your space, we've taken all necessary steps. Even to the extent of eliminating common walls between condominiums! Now isn't that a welcome feature for someone who seeks exclusivity?

