



“It’s Real!”

Every dream delivered.

BABUKHAN
SOLITAIRE

At Hitec City, Gachibowli, Hyderabad



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Real LEGACY Real JEWEL

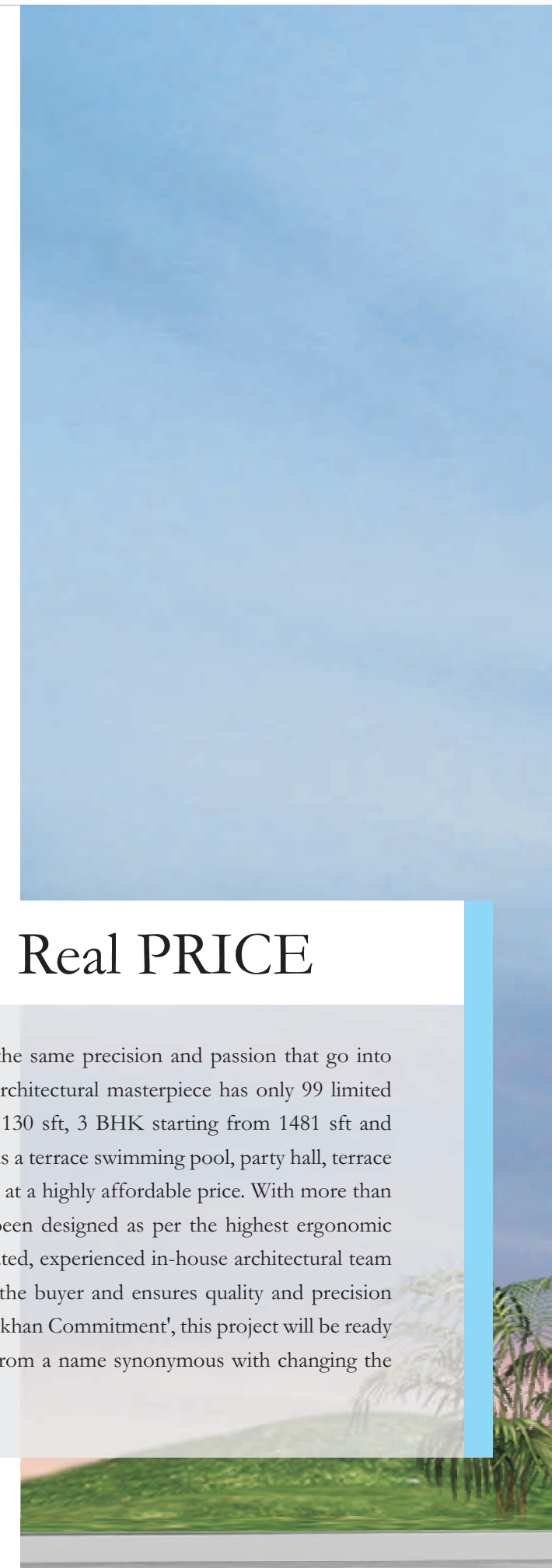
Babukhan Properties is one of the most trusted names in Hyderabad realty. The rich legacy left behind by our founder, the venerable Khan Bahadur Abdul Karim Babukhan, has inspired us to transcend the norms, harness global technology and leave our mark of expertise in the City of Minarets. We are the first to market the concept of 'apartment lifestyle' in Hyderabad. Also, we have constructed the first 'REAL' multi-storied building in Hyderabad - Babukhan Estate. We are proud to have created architectural history, with several buildings, which have come to be popularly known as 'The jewels of the Nizam'.

**Here, we proudly introduce our latest Magnum Opus - 'Babukhan Solitaire',
at Hitec City, Gachibowli.**



Real LUXURY Real PRICE

Babukhan Solitaire has been planned with the same precision and passion that go into carving out a diamond. This eight storied architectural masterpiece has only 99 limited edition apartments- 2 BHK starting from 1130 sft, 3 BHK starting from 1481 sft and 4 BHK (Duplex) starting from 2264 sft. It has a terrace swimming pool, party hall, terrace barbecue and all the luxuries life has to offer at a highly affordable price. With more than 60% open spaces, Babukhan Solitaire has been designed as per the highest ergonomic standards. Babukhan Properties has a dedicated, experienced in-house architectural team that incorporates the customized needs of the buyer and ensures quality and precision down to the last detail. Adhering to the 'Babukhan Commitment', this project will be ready to move-in by mid 2012. It's an assurance from a name synonymous with changing the urban landscape of Hyderabad.



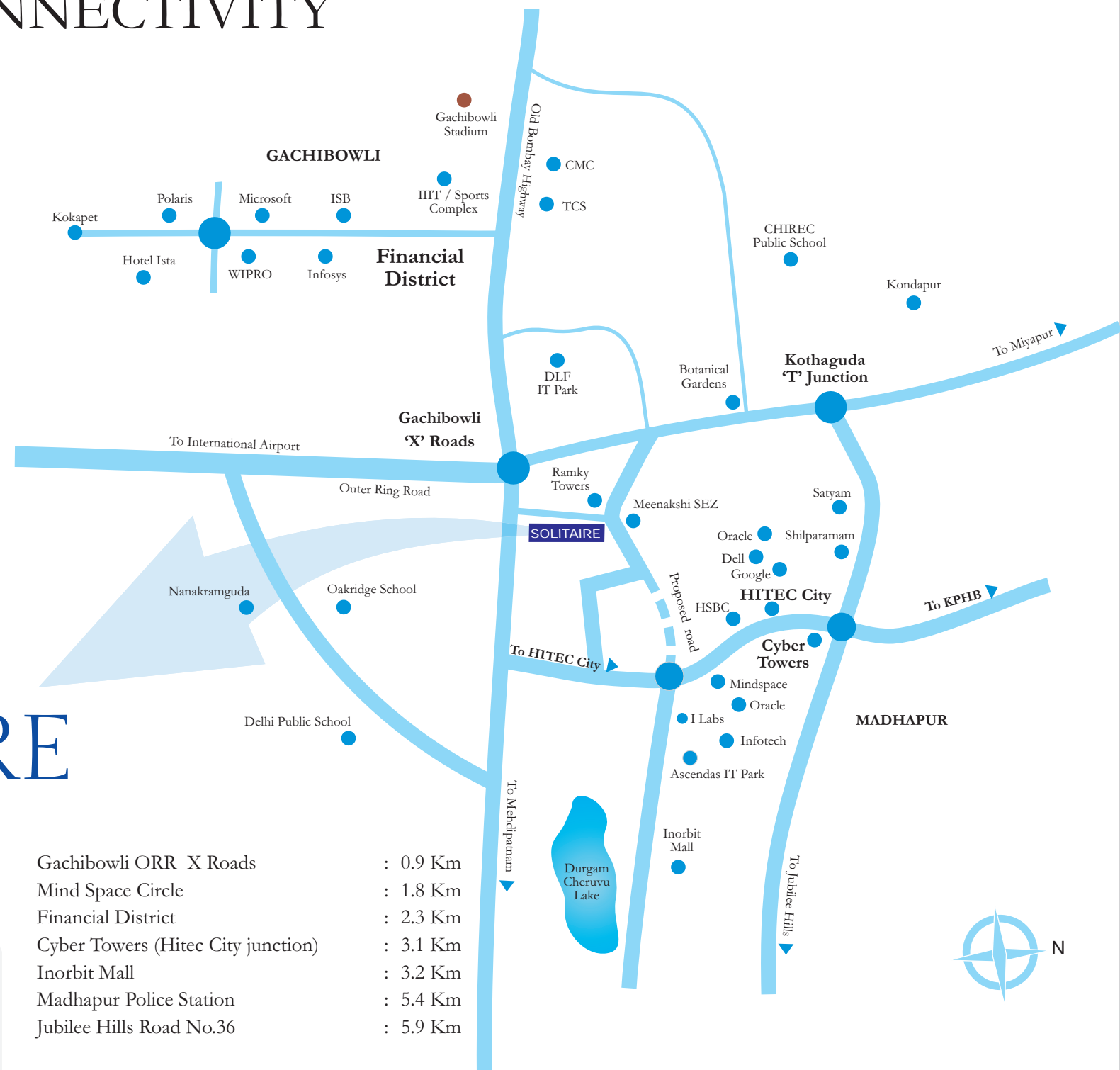
View from North West



Real ADDRESS Real CONNECTIVITY

Babukhan Solitaire is poised on a prime location at Hitec City, 'in the heart of' Gachibowli. It's the prestige address that you have always dreamt of, where the expression 'in the heart of' holds true! The proposed haven for professionals working in and around Hitec City, Gachibowli, Babukhan Solitaire is factually 'the most' sought after residence. Positioned at a price that is unbelievably real in terms of future appreciation, you actually have a treasure map in hand.

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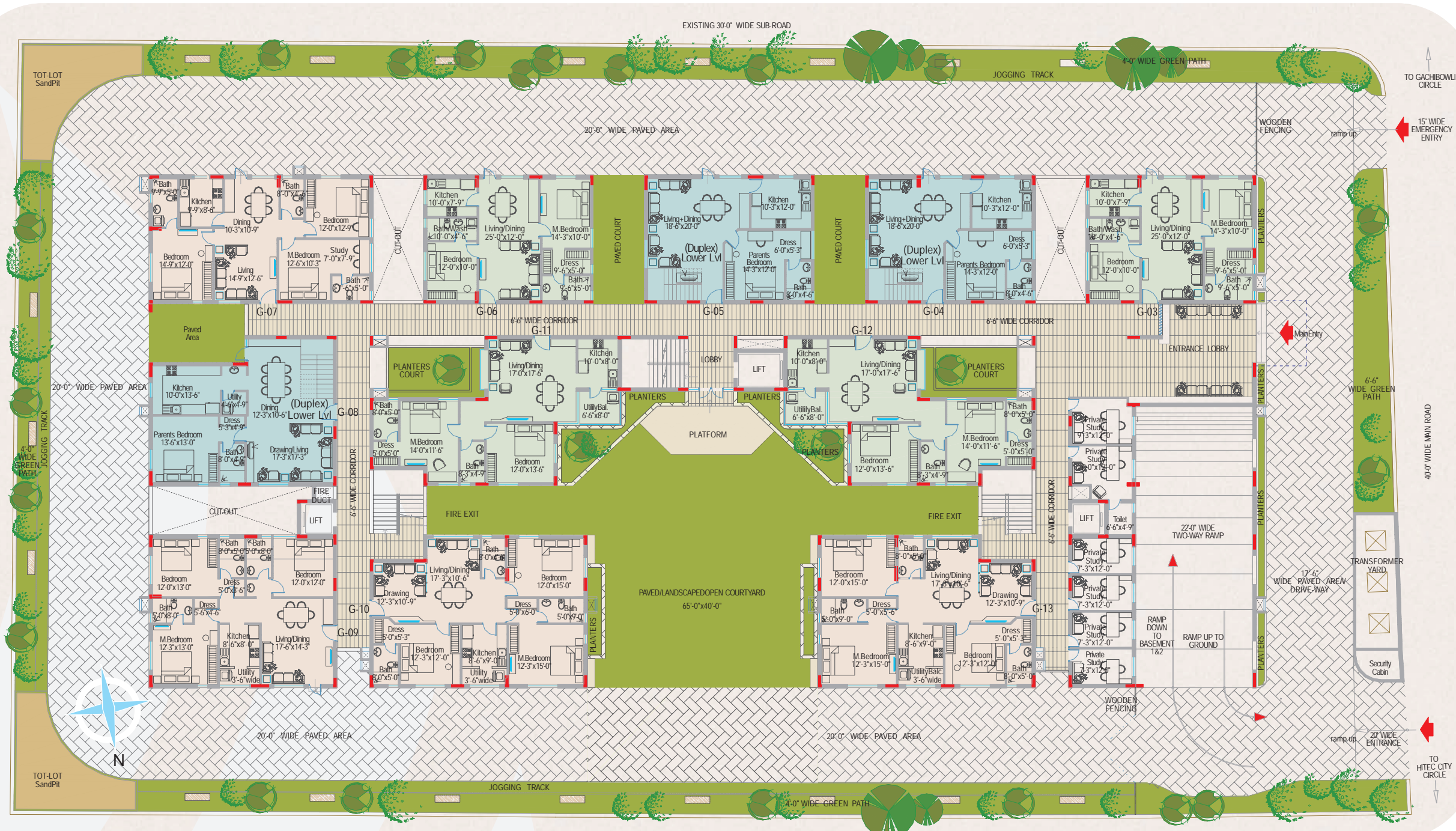
Central Courtyard

Real PRIVILEGES Real PLEASURE

Babukhan Solitaire makes each moment of your life enjoyable, exciting and special. In sync with upper crust tastes, there's a landscaped terrace, which includes a swimming pool and a party hall with games-room for snookers, table tennis, fooseball, carom etc. A well equipped air-conditioned health club and a jogging - walking track ensure a healthy lifestyle. It also has beautiful landscaped gardens, a children's play area and a tot lot. The location being a luxury by itself, it is barely a two minute drive from Babukhan Solitaire to South India's biggest shopping place, the Inorbit Mall.



Ground Floor Plan



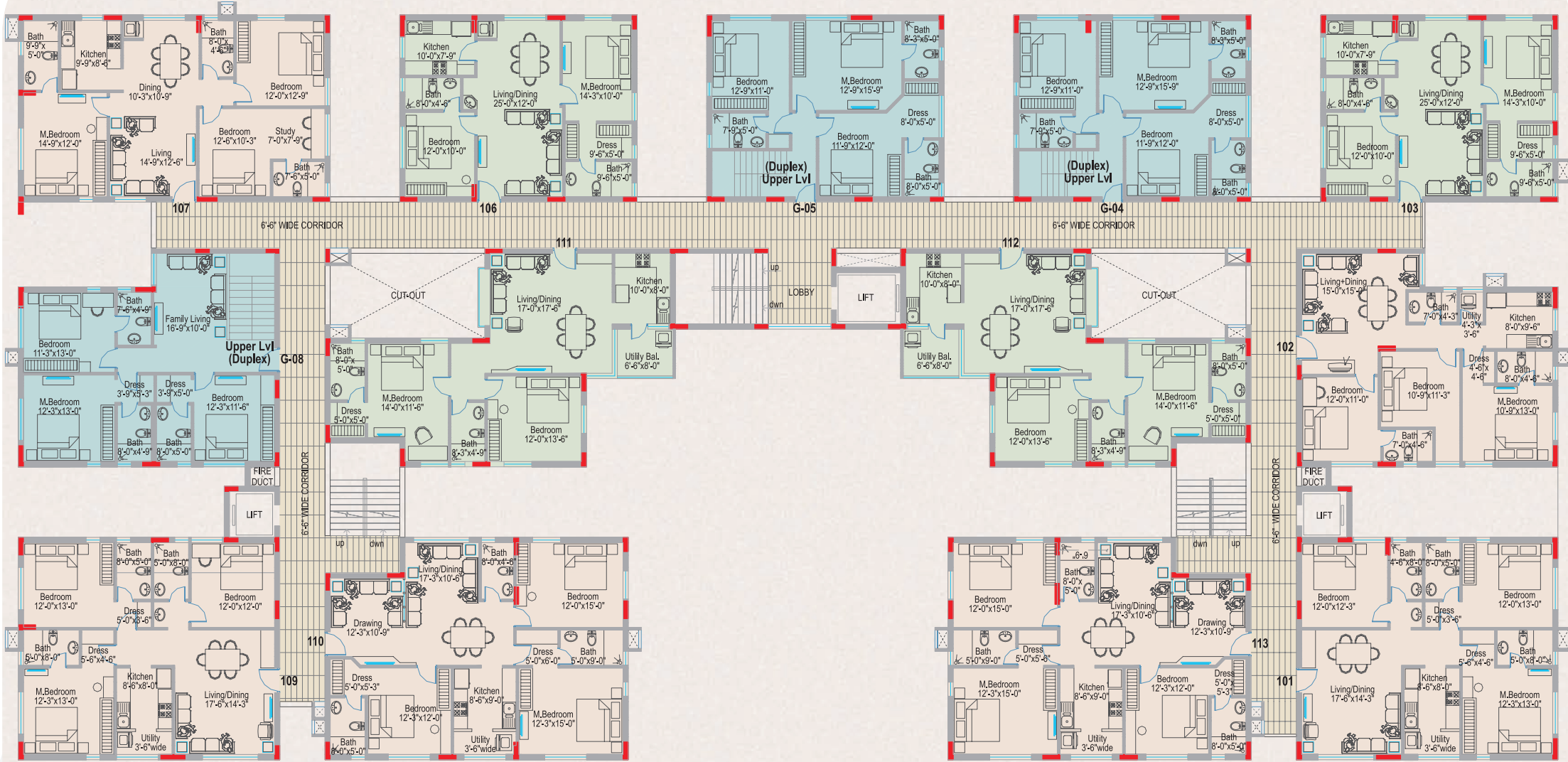
Area Statement

Flat No.	G-03	G-04	G-05	G-06	G-07	G-08	G-09	G-10	G-11	G-12	G-13
Area(Sft)	1130 sft	2264 sft	2264 sft	1132 sft	1486 sft	2653 sft	1481 sft	1651 sft	1342 sft	1342 sft	1651 sft
BHK	2 BHK	Duplex	Duplex	2 BHK	3 BHK	Duplex	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK



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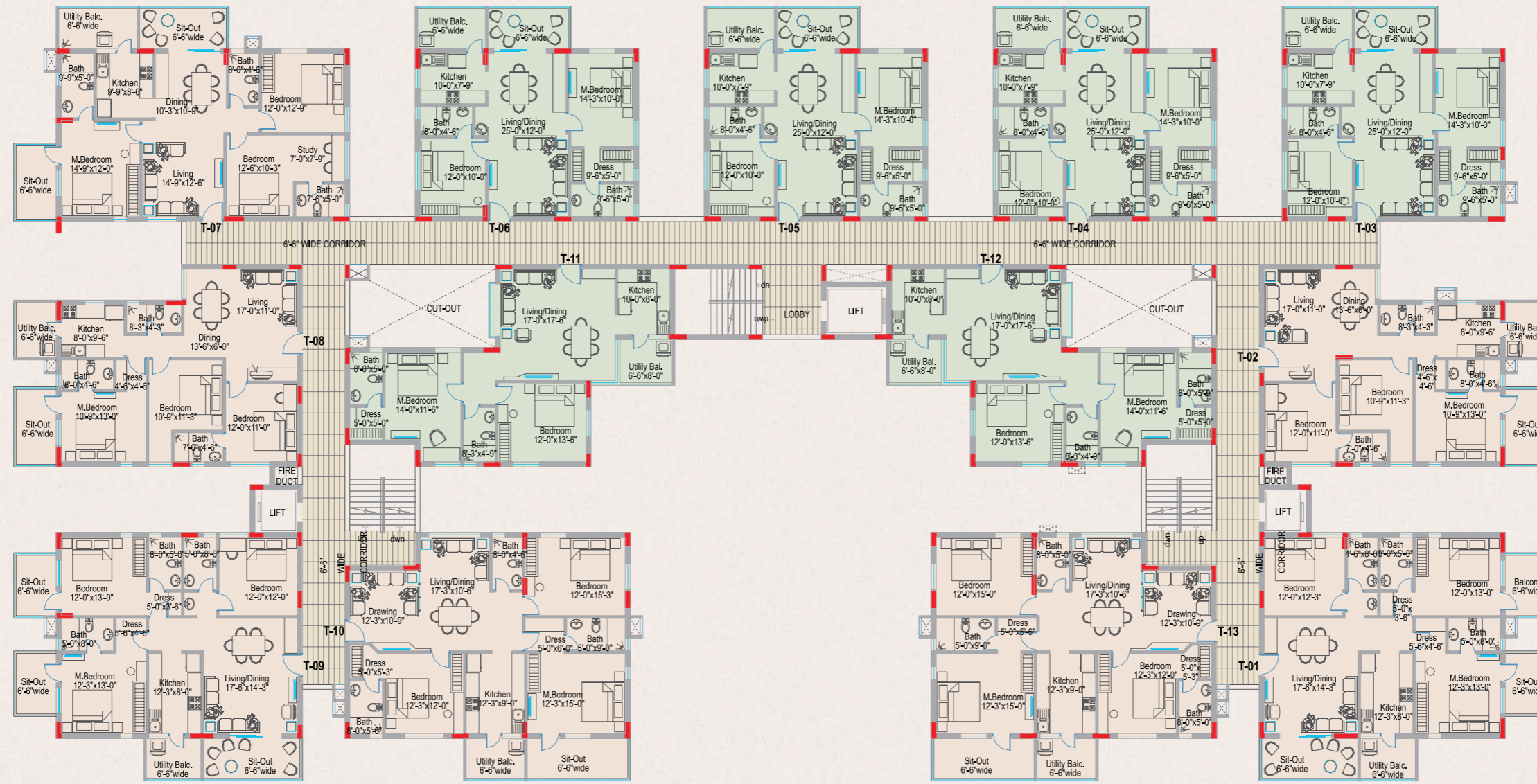
First Floor Plan



Area Statement

Flat No.	101	102	103	G-04	G-05	106	107	G-08	109	110	111	112	113
Area(Sft)	1481 sft	1326 sft	1130 sft	2264 sft	2264 sft	1132 sft	1486 sft	2653 sft	1481 sft	1651 sft	1342 sft	1342 sft	1651 sft
BHK	3 BHK	3BHK	2 BHK	Duplex	Duplex	2 BHK	3 BHK	Duplex	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK

Typical Floor Plan (2 - 6)

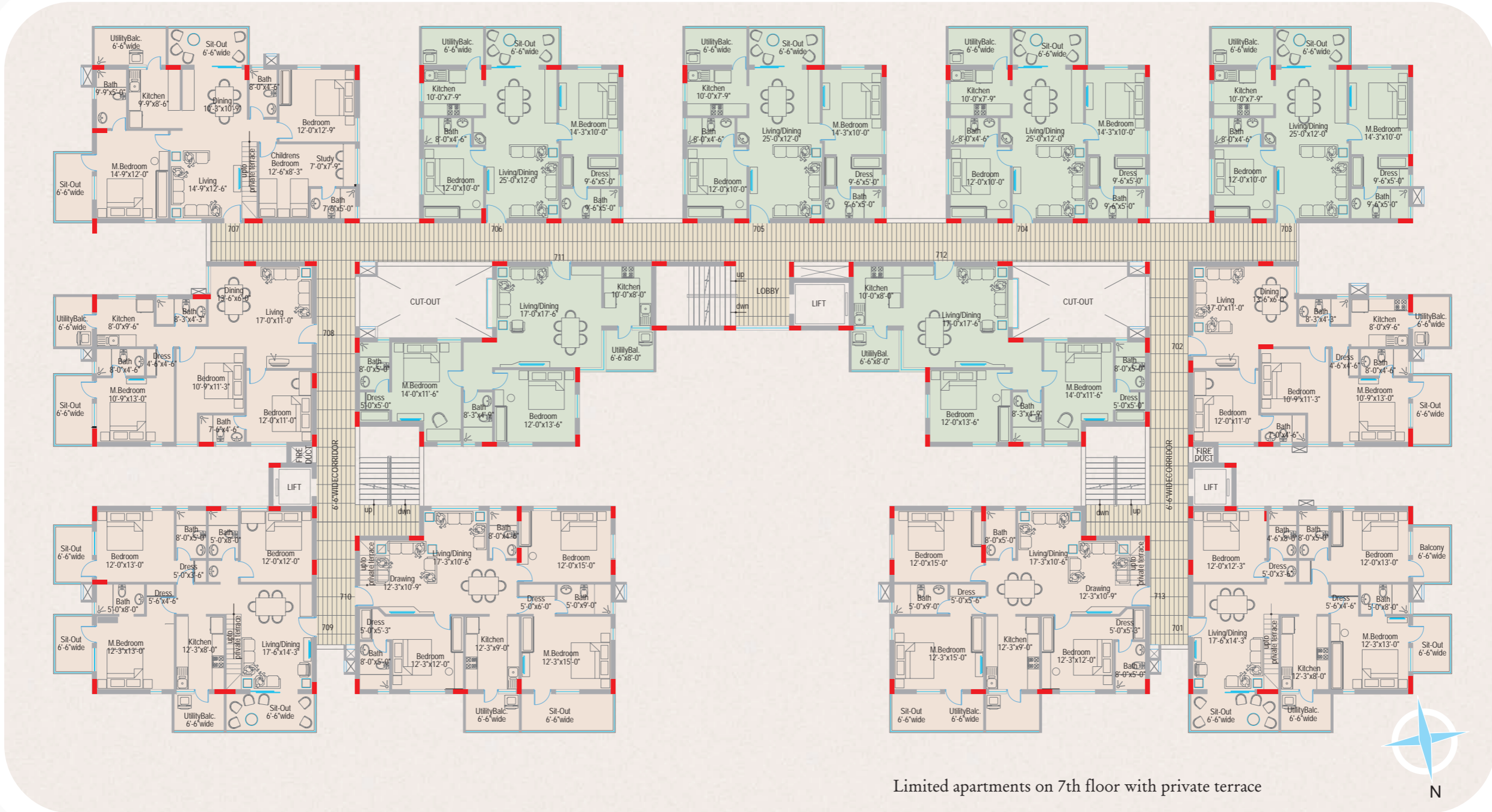


Limited apartments on 7th floor with private terrace

Area Statement

Flat No.	T-01	T-02	T-03	T-04	T-05	T-06	T-07	T-08	T-09	T-10	T-11	T-12	T-13
Area(Sft)	1841sft	1500 sft	1325 sft	1325 sft	1325 sft	325 sft	1798 sft	1500 sft	1841 sft	1858 sft	1342 sft	1342 sft	1858 sft
BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK

Seventh Floor Plan



Limited apartments on 7th floor with private terrace

Area Statement

Flat No.	701	702	703	704	705	706	707	708	709	710	711	712	713
Area(Sft)	1841sft	1500 sft	1325 sft	1325 sft	1325 sft	1325 sft	1798 sft	1500 sft	1841 sft	1858 sft	1342 sft	1342 sft	1858 sft
BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK

Terrace Floor Plan



Specifications

We assure highest quality standards, & premium makes of all materials, equipments & fittings.

BASIC SPECIFICATIONS

- | RCC Frame Structure designed to withstand wind and seismic loads
- | Brick masonry with cement/fly ash bricks or blocks
- | Double coat cement plastering to all internal and external walls and ceilings of superstructure

APARTMENT SPECIFICATIONS

Living and Dining Area

- | Main Door - Teakwood frame with aesthetically designed Teak Veneered shutter polished and fitted with SS/Brass hardware.
- | Windows - UPVC/Aluminum (powder coated) with suitable hardware and grill
- | Flooring & Skirting - Glazed vitrified tiles
- | Paint - Plastic Emulsion painted over smooth finish lappum and primer
- | Electrical - Concealed DB with circuit breakers. Adequate light, fan and 5/15Amps power points for AC, TV, Computer etc.
- | Communication - Telephone, TV and Internet sockets

Bedrooms

- | Door - Teakwood frame with molded shutter. Enamel painted & fitted with MS/Aluminum hardware
- | Windows - UPVC/Aluminum (powder coated) with suitable hardware and grill
- | Flooring & Skirting - Glazed vitrified tiles
- | Paint - Plastic emulsion painted over primer on smooth finished surface
- | Electrical - Adequate light, fan and power points for AC, TV etc.
- | Communication - TV socket suitably located for master bedroom

Kitchen

Granite platform with 2' dado, stainless steel sink with bore and municipal / softened water connection
Provision for exhaust fan and chimney exhaust

- | Windows - UPVC/Aluminum (powder coated) with suitable hardware and grill
- | Flooring & Skirting - Glazed vitrified tiles or rustic anti skid ceramic tiles
- | Paint - Plastic emulsion painted over primer on smooth finished surface
- | Electrical - Adequate light, fan and power points for fridge, water purifier & other equipment

Toilets

- | Sanitary Fittings - EWC and wash basin with pedestal
- | CP Fittings - Hot and cold water basin mixture. Wall mixture for shower area Health Faucet to EWC with all standard CP fixtures
- | Flooring & Cladding - Anti skid ceramic floor tiles with ceramic tiles dado up to 7'
- | Paint - Plastic emulsion painted over primer on smooth finished surface
- | Doors - Teakwood frame with molded/flush door shutter. Enamel painted & fitted with MS/Aluminum hardware Aluminum/UPVC louvered ventilator with provision for exhaust fan
- | Electrical - Adequate light, fan and power points for geyser, exhaust fan etc

Utility

- | Bore well water inlet and waste water outlet in washing corner for washing machine etc.
- | Electrical - Adequate light and power points for washing machine & other equipment

- | Flooring & Cladding - Anti skid rustic ceramic floor tiles with dado to wash area
- | Door - Aluminum powder coated/UPVC frame and shutter with suitable hardware
- | Paint - Exterior emulsion as per elevation aesthetics

Sit-out

- | Flooring & Skirting - Rustic anti skid ceramic tiles
- | French Door - UPVC/Aluminum (powder coated) for living room sit-out. Teakwood frame with molded shutter. Enamel painted & fitted with MS/Aluminum hardware to sit-out opening from bedroom
- | Electrical - Adequate light and power points
- | Paint - Exterior emulsion as per elevation aesthetics
- | Railing - MS powder coated / painted as per elevation

COMMON FEATURES IN APARTMENTS

- | External Power - 5 KW to 3 bedroom apartment, 4 KW to 2 bedroom apartment & 6 KW to 4 bedroom duplex apartment with individual 3 Phase LT Meter
- | Back-up Power - 1 KW of backup power adequate for 10 points with automatic changeover switch
- | Intercom connectivity - To each apartment from security room, maintenance office, lobby, gym, party hall, laundry, games room & other common areas
- | Electrical/Communication - Concealed fire retardant copper wiring for all power points with modular switches and sockets. Cabling for TV, high speed internet and telephone connectivity
- | Plumbing - Inlet pipes of GI/CPVC. PVC Pipes and fittings for waste water/sewage lines duly pressure tested

COMMON AREA SPECIFICATIONS

- | Fresh and contemporary elevation
- | Well planned lobbies and corridors for natural ventilation and illumination with vitrified flooring/skirting & adequate lighting
- | 100 % power back up with instant/auto changeover for entire common spaces, amenities, lifts, basements & common installations
- | Well planned, illuminated & spacious basements for parking with natural and mechanical ventilation Easy access with wide ramps and driveways. Well allotted ample 4 wheeler and 2 wheeler parking bays
- | 3 high speed lifts including one goods cum passenger lift well positioned for convenient access & vertical movement
- | High volume sumps and overhead tanks for 24 hours water supply with total capacity of 2 days
- | Municipal or softened drinking water
- | Provision for sewage treatment/septic tank in case of drainage line unavailability
- | Solar Fencing for additional security
- | Standard fire fighting equipment & sprinkler system as per norms
- | Provision for centralized DTH TV connection to all flats



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Real DEAL Real HAPPINESS

- | Prime location in Gachibowli, a minute's distance from the Hitec City
- | More than 60% open spaces
- | Affordable Luxury with
 - ▶ Swimming Pool on the terrace
 - ▶ Air-conditioned Health Club
 - ▶ Air-conditioned Party Hall
 - ▶ Games Room
 - ▶ Barbecue and a sit-out on the terrace
 - ▶ Jogging / Walking Track
 - ▶ Children's Play Area
 - ▶ Aesthetically designed and landscaped Central Court Yard
 - ▶ Undisturbed, paved & landscaped set-backs
 - ▶ Centralized Laundromat
 - ▶ Air-conditioned Mini Movie Theatre
 - ▶ Car Wash area in basement

A few of our projects

Babukhan Properties - the very name is synonymous with trust and building relationships. As pioneers of multi-storied buildings in Hyderabad, every project of Babukhan Properties is designed by experts in the field where their rich expertise transforms into excellence. The hard earned experience that spans over seven decades is evident in all the creations of Babukhan Properties including buildings of historical importance like the Arts College of Osmania University in Hyderabad and Hyderabad House in New Delhi. Other wonders include Babukhan Estate, Gulrez Apartments, Babukhan Chambers and many more.



Babukhan Estate, Basheerbagh



Babukhan Hillview Apts, Banjara Hills



Deccan Towers, Basheerbagh



Babukhan's Aneesh Towers, Walker Town



Noble Chambers, Banjara Hills



Babukhan Mall, Somajiguda



Gulrez Apartments, Somajiguda



Noble Villas, Banjara Hills



Hyderabad House - New Delhi, built by late Khan Bahadur Abdul Karim Babukhan for the Nizam of Hyderabad



Arts College, Osmania University, Hyderabad



Babukhan Chambers - Recipient of the prestigious 'Green Building Award'





BABUKHAN PROPERTIES

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www.babukhanproperties.com

Architect

Mr. Gururaj Mannepalli
Mr. Omar Javeed

Structural Consultant

Zaki & Associates

Services Consultant

Synergy Infra Consultants Pvt. Ltd.

Project approved for loan by leading banks

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

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