



# AHMED KHAN COMPLEX



## SITE ADDRESS :

Ahmed Khan Complex, Plot No. 143, / B & 355 (S. No. 87, 119) Beside Dollar Hills Gate No. 03, At Alkapur road, PuppalGudda village, Hyderabad.



*Excellence Group*  
BUILDER & DEVELOPER'S

## OFFICE ADDRESS :

Top Floor, N3M'S, Bldg. Above Hotel Kabul Darabar,  
Opp. RTA Office, Tolli Chowki, Hyderabad. (T.S.)

A.C. Gaurds, Behind Mahavir Hospital, Saifabad,  
Hyderabad (T.S.) 500004

## Booking Contact:

Cell No. : 9370 668 162, 9032 626 292, 9985 263 229  
E-Mail : ga.excellencegroup@gmail.com

## CREDITS

### Architect:

Mohammed Nazeeruddin.  
B.Arch, MCA, AIIA, AIV, FIV.  
Cell: 7498 016 290

## CREDITS

### Asstt. Engineer

M.A. Aziz.  
Cell: 9985 263 229

### Structural Designer:

Y.M. Arshad.  
Cell: 9391 606 418



*Project By*

*Excellence Group*

This brochure is purely conceptual & its not an legal offerng. No. of floor & no. of units may be revised inspite of amendment in development control rules. Developers resever right to amend the layout, plan, elevation, specificatin & aminities.





AHMED KHAN COMPLEX

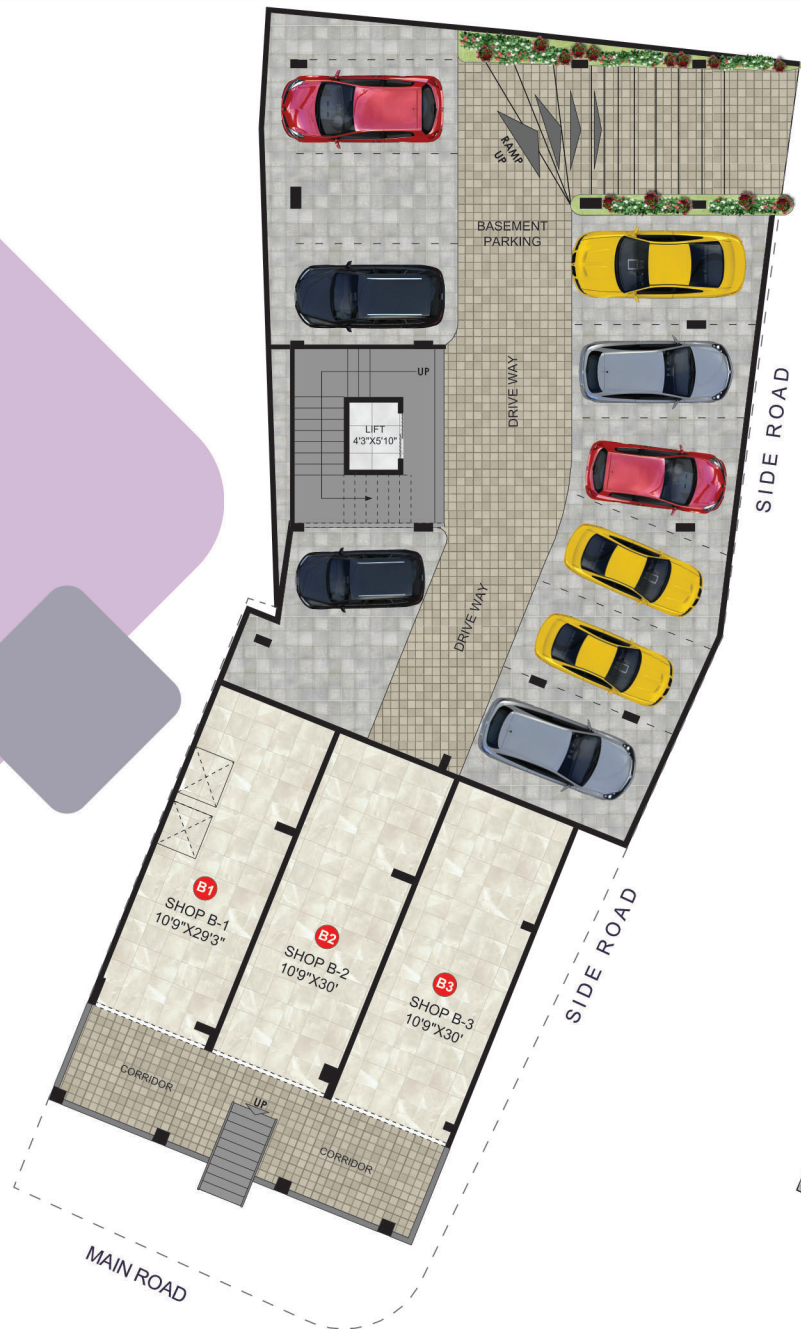
AHMED KHAN COMPLEX

PROJECT BY  
EXCELLENCE  
GROUP





## BASEMENT FLOOR



## GROUND FLOOR



SHOP No.	AREA IN Sq. Ft.
B-1, B-2, B-3	425.00 Sq. Ft.
UG-1,2,3	275.00 Sq. Ft.

SHOP No.	AREA IN Sq. Ft.
G-1, G-2, G-3	275.00 Sq. Ft.
G-4	350.00 Sq. Ft.

SHOP No.	AREA IN Sq. Ft.
G-5	335.00 Sq. Ft.
G-6, G-7	150.00 Sq. Ft.
G-8	160.00 Sq. Ft.

\* BUILT-UP + COMMON AREA = SALEABLE AREA

## UPPER GROUND FLOOR

## TYPICAL 1st, 2nd, 3rd, 4th & 5th FLOOR

FLAT NOS	AREA IN Sq. Ft.
101, 201, 301 401, 501	1600.00 Sq. Ft.
102, 202, 302, 402, 502	1265 Sq. Ft.
103, 203, 303, 403, 503	1275.00 Sq. Ft.

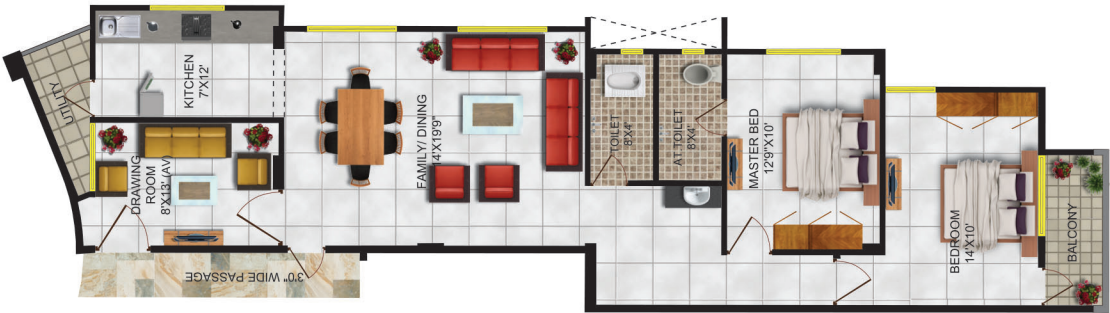




FLAT- 101, 201, 301, 401, 501 (1600 Sq.Ft.)

FLAT- 102, 202, 302, 402, 502 (1265 Sq.Ft.)

FLAT- 103, 203, 303, 403, 503 (1275 Sq.Ft.)





# Excellence Group

- Complete Customer's Satisfaction.
- Excellence & Expertise in Our Field.
- Efficient Resources & Knowledge Manegement.
- Backed By Talented Team of Architect & Other Technical Professionals.
- Honesty & Transparency in Every Aspect of Our Dealing With The Customers.



## LANDMARKS

- |                         |         |
|-------------------------|---------|
| • Rajive Gandhi Airport | 28 Km.  |
| • High-T ech City       | 7.8 Km. |
| • Seven Tombs           | 3.2 Km. |
| • Golconda Fort         | 2.9 Km. |



## EDUCATIONAL INSTITUTES

- |                                 |         |
|---------------------------------|---------|
| • Elite School                  | 1.0 Km. |
| • International School          | 3.8 Km. |
| • Scholars International School | 1.6 Km. |



## BANKS

- |                       |         |
|-----------------------|---------|
| • ICICI Bank Tower    | 12 Km.  |
| • Syndicate Bank      |         |
| Puppal Guda Branch    | 1.6 Km. |
| • State Bank of India | 1.2 Km. |



## HOSPITALS

- |                                   |         |
|-----------------------------------|---------|
| • Sunshine Hospital               | 4.7 Km. |
| • Hyatt Hospital                  | 4.4 Km. |
| • Apple Multu Speciality Hospital | 3.8 Km. |
| • Care Hospital                   | 6.5 Km. |



## HOSPITALITY

- |                             |          |
|-----------------------------|----------|
| • Fab Hotel Lime Stone Aura | 13.5 Km. |
| • Hotel Inner Circle        | 11.3 Km. |



## ENTERTAINMENT

- |                    |          |
|--------------------|----------|
| • Carnival Cinemas | 11.6 Km. |
| • PVR Cinemas      | 11.0 Km. |
| • ASIAN Cinemas    | 9.00 Km  |





# BIRD EYE VIEW





# SPECIFICATIONS

## **PLANNING & DESIGNING BY ARCHITECT**

Mohammed Nazeeruddin of  
**EXCELLENCE GROUP.**

## **STRUCTURE**

R.C.C. framed structure.  
Design by **WALI QUADRI & ASSOCIATES.**

## **SUPER STRUCTURE**

6" or 4" cement block or brick walls.

## **LOWER LEVEL SHOP**

6" Rcc, pardi wall around the lower level  
with Rcc. slab on floor level.

## **PLASTERING**

Internal double coat cement plastering  
thick finished, and external double coat  
sand plastering.

## **DOORS**

Main Door Frame In Ply & Decorative  
Shutter. Cement Frame in All Other Doors  
& Shutter In Flush Doors. Toilet Door Frame  
in Green Marble & Shutter In Fibre Door.

## **WINDOWS**

Three Track Aluminum powder coated  
sliding windows with Mosquito mesh &  
M.S. Safety Grill, Marble sill for all  
Windows.

## **FLOORING**

All rooms with quality 2'X2' vitrified Tiles.

## **KITCHEN**

Cooking platform topped with black granite  
& wall tiles (Dado) upto 3' height above  
kitchen platform, provision for water purifier  
and Modular kitchen.

## **TOILET**

Ceramic Flooring and tiles up to 7' height  
with one WC & one commode, Hot & Cold  
water mixer unit in each toilet block.

## **ELECTRICAL**

Concealed copper wiring with modular  
switches MCB. protection for each flat, TV, &  
Telephone point in living & AC point in Master  
bed room, provision for geyser & exhaust fan  
in each toilet.

## **COLORING**

Two Coats finish internal with oil bound  
distemper and external Apex Asian paint

## **LIFT**

Lift With power backup.

## **PARKING**

Rcc. slab on floor level, Spacious adequate  
parking.

## **FACILITIES**

24/7 CCTV Surveillance And Provision Of WiFi.



# LOCATION MAP

