



**VAMSIRAM
HOMES**

peace of mind



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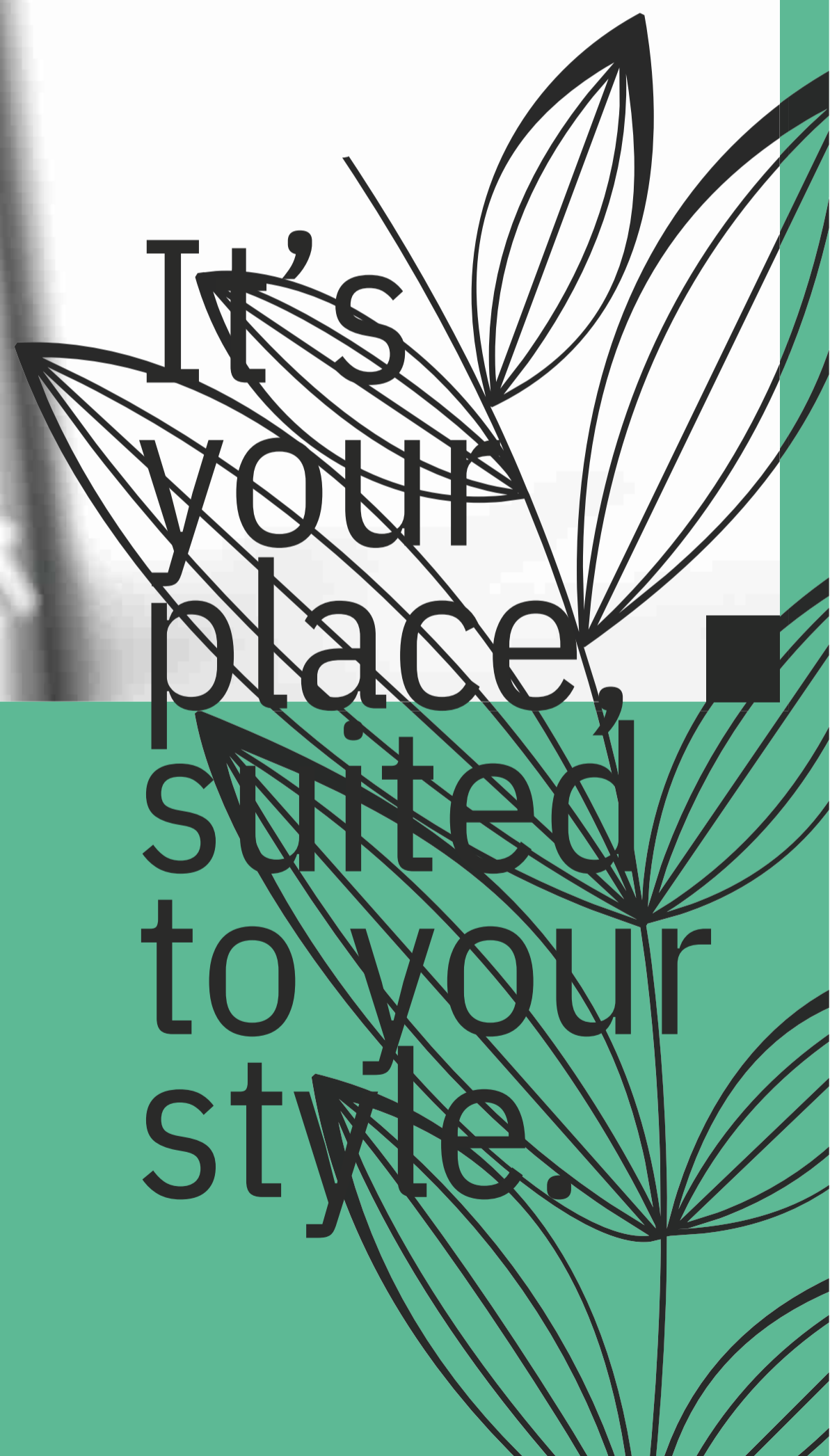
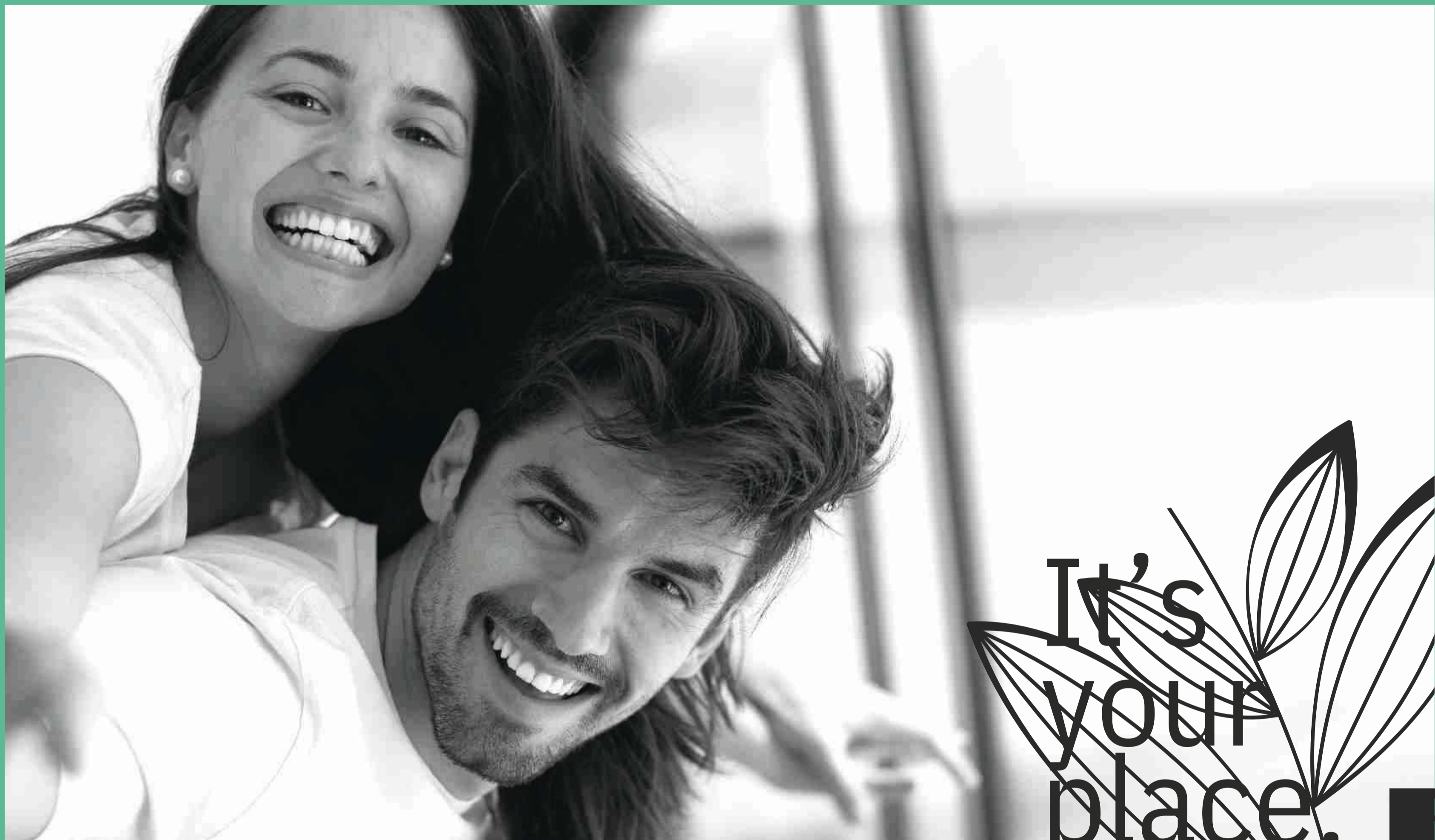
TSRERA Project Registration



V A M S I R A M ' S

At Vamsiram Homes, one of the leading developers in Hyderabad, we do not merely construct houses, we design homes that complement the way you lead your life. Our homes are an extension of your personality and lifestyle. Large open spaces built with the exclusive features, you will find your ideal home at Westwood residences, that reflects who you are and what you aspire to be in life.





It's
your
place, ■
suited
to your
style.



VAMSIRAM'S

A
place
to
experience



Fusion of tradition & contemporary

Westwood is a unique and beautifully crafted 134 residences with G+9 floors. An abode of spacious 3 BHK residences, nicely ventilated and thoughtfully distributed spaces to let you live just the way you always dreamt of. It's where a perfect equilibrium strikes between you and nature. Here you will find landscape design that is serene, a club house with world class amenities and meticulously laid infrastructure to provide a supreme community living.



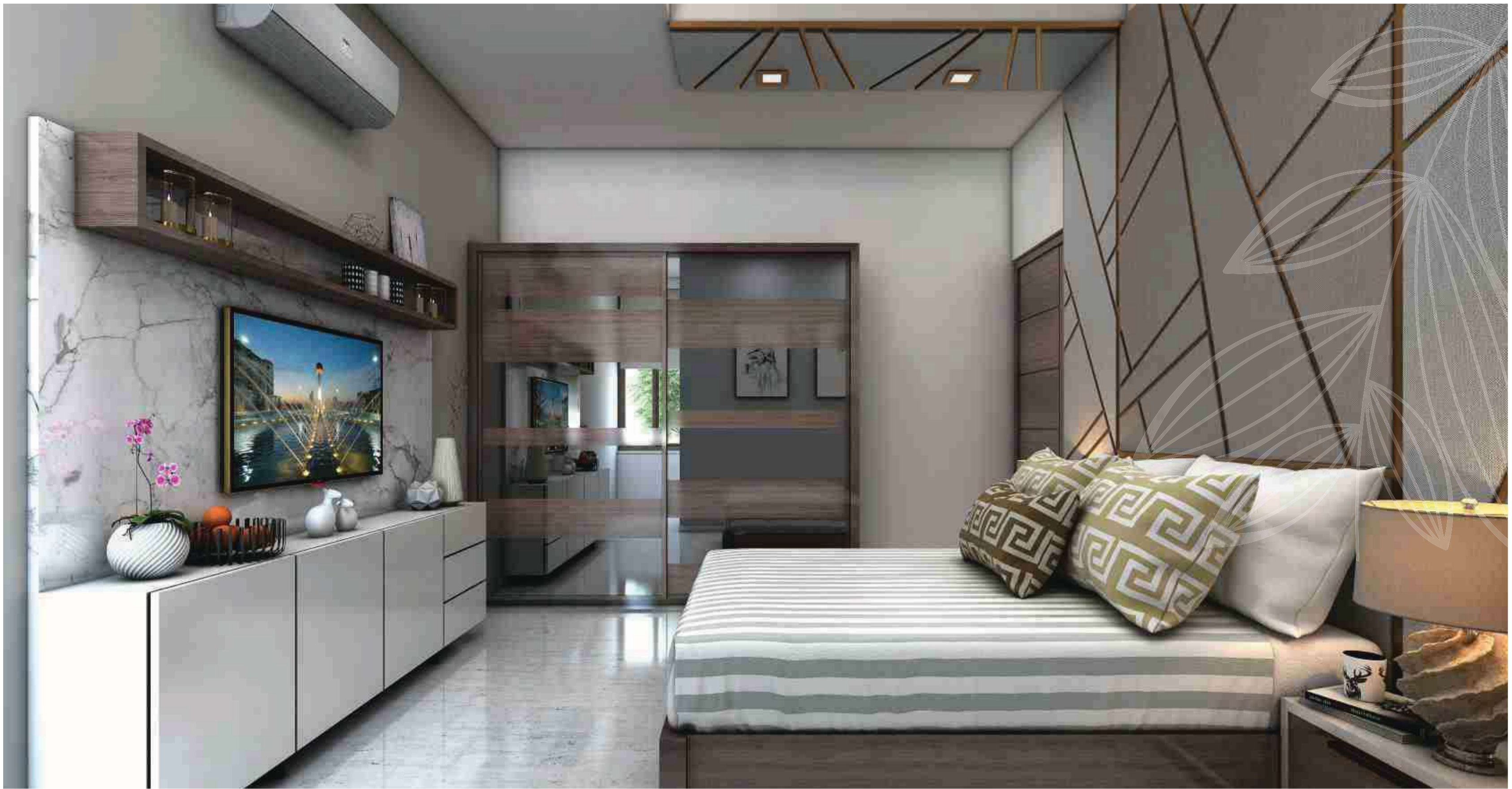
Amenities

- > 60% Open Spaces
- > 134 units
- > Ranging from 2060 sft to 2720 sft > 2 cellars, G plus 9 floors
- > Club House
- > Health Club
- > Gym Yoga Room
- > Indoor Games
- > Crèche provision
- > Mini-plex provision > Party Hall
- > Guest Rooms
- > Unisex Parlour
- > All round Landscaping
- > Excellent Ventilation
- > BBQ Corner
- > Elderly Sitting Area
- > Walking Path

Live in harmony with nature

At Westwood, you would enjoy a sparkling conversation, pulsating music and joyous laughter in 60% open space and only 40% construction. With the sophistication at Westwood, you'll find that all the amenities and features have been designed to make life more effortless and more luxurious. Relax your body, mind and soul at Yoga Studio, sweat it out at state-of-the-art Gym, relish a bite at a Barbeque Corner or celebrate life at Multi-purpose Hall. Your kids can have a gala of time at tot lot while the elderly may relax at the park in the cool of the day.



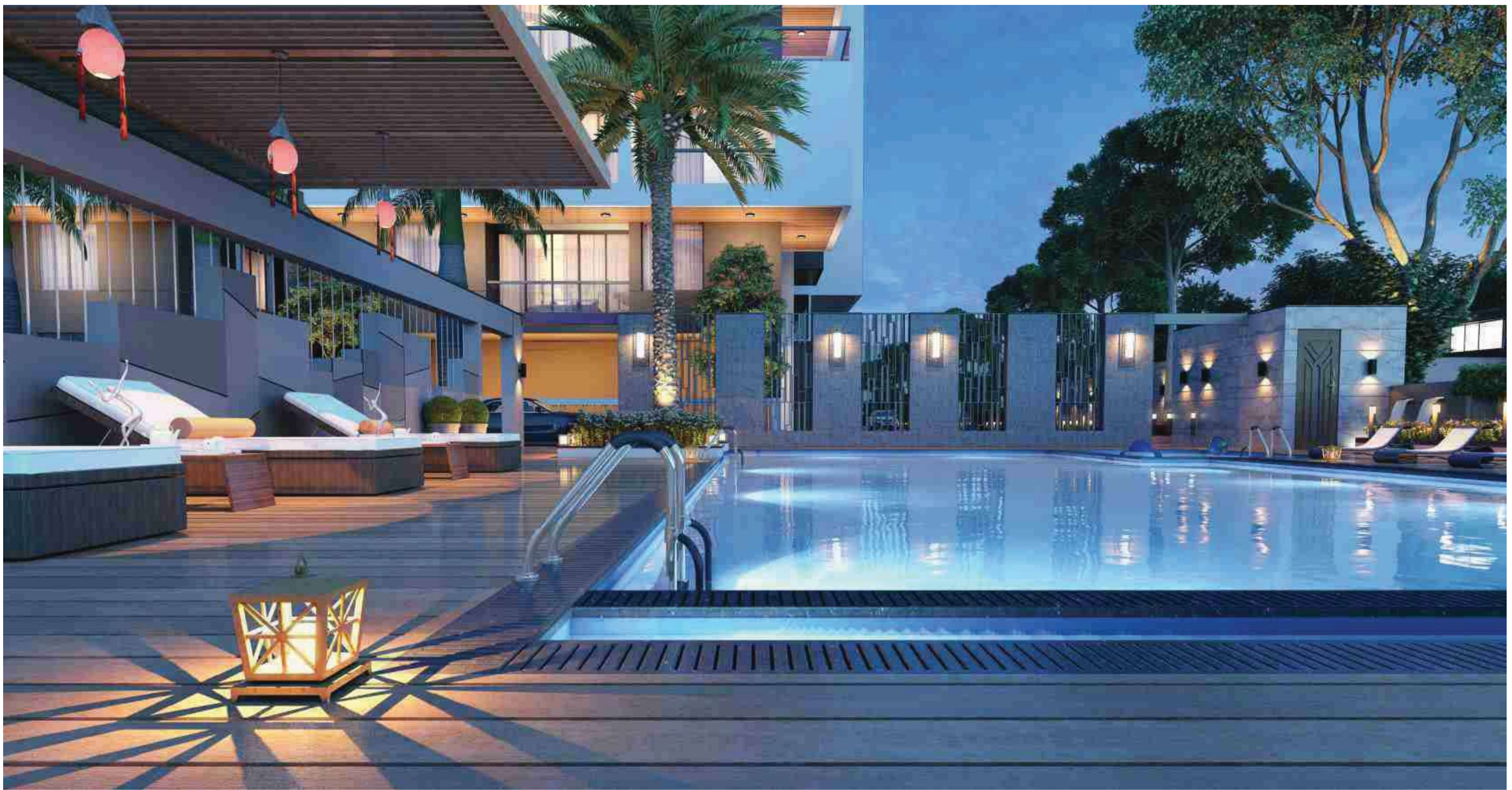


Sophisticated and modern aesthetics

Step into gorgeously designed interiors where you feel the sumptuous sense of open and sophisticated modern aesthetics. Meticulous attention to detail is on display in every corner of all rooms. Every room is generously kissed by sun light and large open spaces yet with utility factor and quality fixtures & fittings giving a contemporary comfort.



Experience communal out door and recreational spaces that awe inspire you. Enjoy some 'ME' time in beautiful relaxation and comfort as you walk through the outdoors of the community. Invite your friends for an evening get-together or prepare a community feast in Barbeque Corner. Relax under pergolas.



Westwood invites you to get the very best out of yourself with brilliantly integrated clubhouse that delivers outstanding facilities. Get those endorphins flowing with a workout in the Gym overlooking the pool. Replenish your mind, body and soul in the Yoga Studio and enjoy all the health benefits - all in one easy, convenient location.



CELEBRATE



LUXURY FEATURES

- Health Club
- Gym
- Yoga Studio
- Unisex Parlour
- Miniplex Provision
- Party Hall
- Barbeque Corner
- Guest Rooms

GROOM



WATCH



OUTDOOR

- Toddler Play Area
- Swings for kids
- Walking Path
- Sitting Area for Elderly



RELIS

H

SWEAT



PLAY



MEDITATE



INDOOR

- Table Tennis
- Carrom
- Chess
- Creche Provision

One place,
many
moments

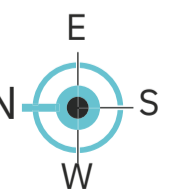


VAMSIRAM'S

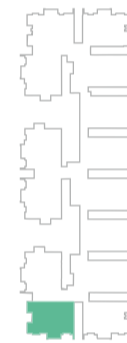
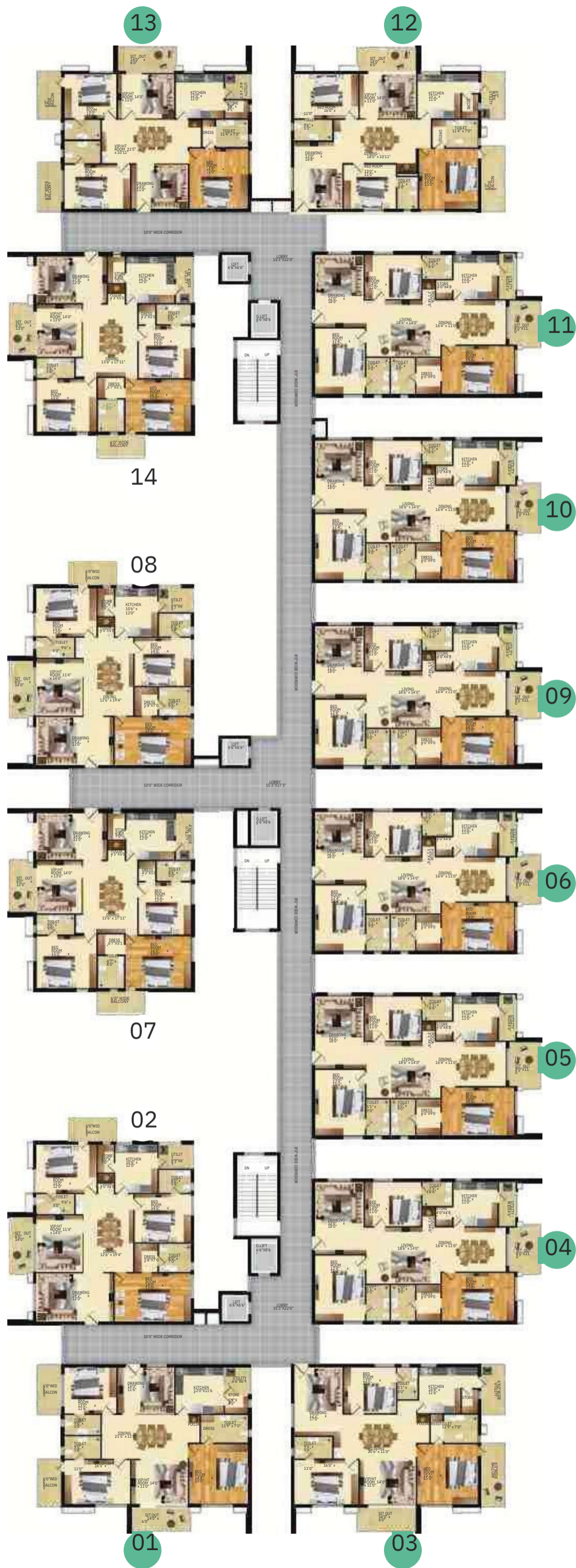
Master planned

Experience a true lifestyle with breathtaking views in a striking contemporary building designed for exceptional comfort and liveability. Every residence completes a remarkable architectural vision with meticulously designed finishes and elegant open spaces.

Return to
relaxed elegance
and naturally
beautiful living

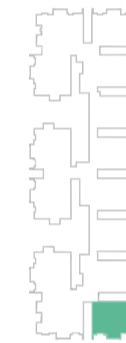


4, 5, 6 & 9 Floors Typical Floor Plan



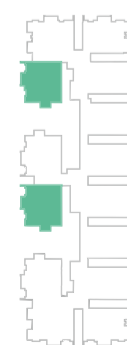
TYPE A

Floor 1 : 2135 sft
 Floors 2nd to 3rd: 2690 sft
 Floor 8 : 2520 sft
 Floors 4, 5, 6, 7 & 9: 2410 sft



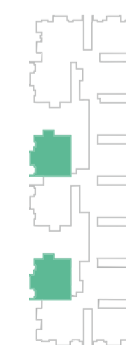
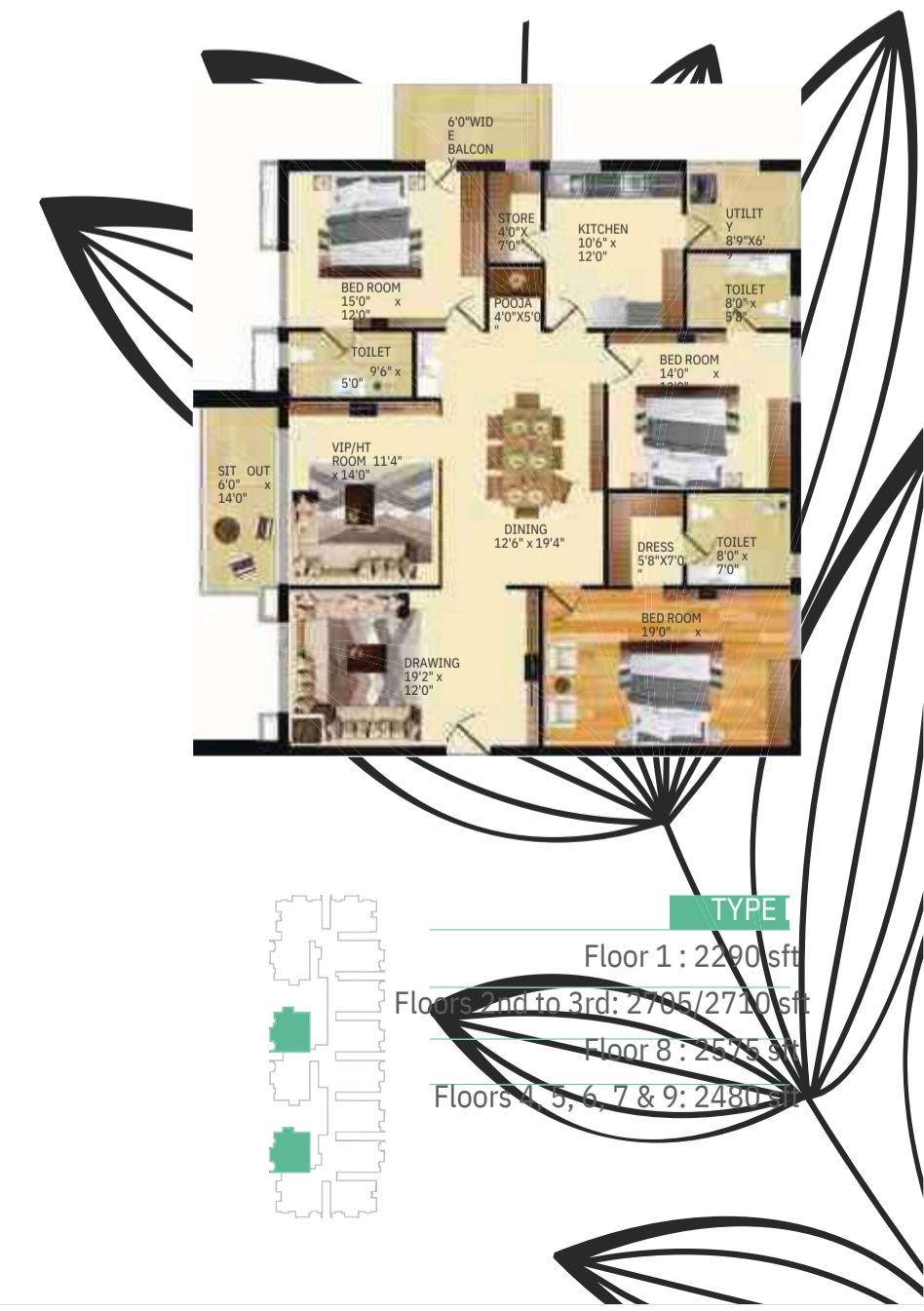
TYPE B

Ground Floor: 2135 sft
 Floor 1 : 2135 sft
 Floors 2nd to 3rd: 2720 sft
 Floor 8 : 2560 sft
 Floors 4, 5, 6, 7 & 9: 2440 sft



TYPE C

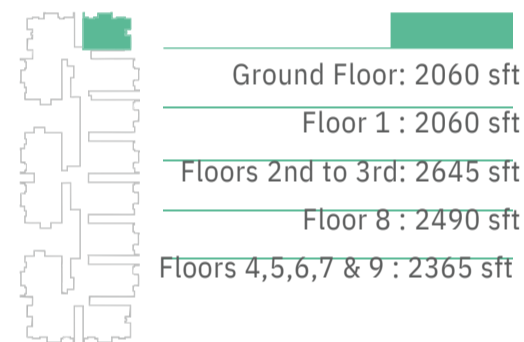
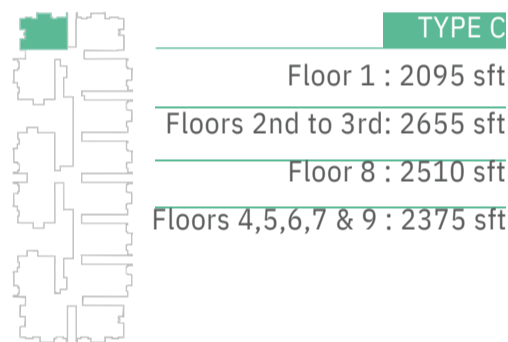
Floor 1 : 2290 sft
 Floors 2nd to 3rd: 2705/2710 sft
 Floor 8 : 2565 sft
 Floors 4, 5, 6, 7 & 9: 2470 sft



TYPE D

Floor 1 : 2290 sft
 Floors 2nd to 3rd: 2705/2710 sft
 Floor 8 : 2575 sft
 Floors 4, 5, 6, 7 & 9: 2480 sft

AREA STATEMENT (SUB CELLAR + CELLAR + GROUND + 9 FLOORS)

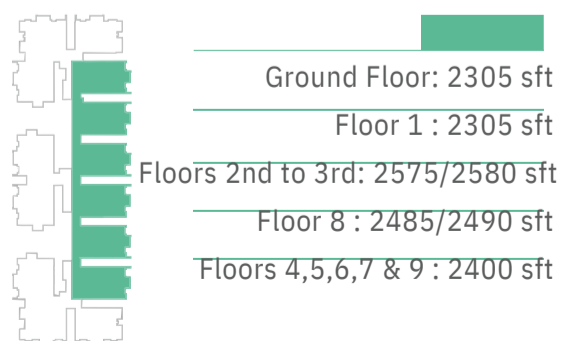


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SITE AREA
2.00 ACRES

TOTAL AREA
3,28,135.00 SFT

CLUB HOUSE AREA
10,295.00 SFT



Specifications

FOUNDATION & STRUCTURE RCC Framed Structure to withstand wind and seismic loads for zone-II.

TILE CLADDING & DADOING Best quality Acid resistant Designer tiles dado up to 7 ft SUPERSTRUCTURE height in Khajaria/Johnson/RAK at Cost Rs. 60 including laying Clay brick or Fly ash brick work in cement mortar and finishing.

PLASTERING Kitchen: Ceramic tiles dado up to 4ft height above kitchen
Internal: Double coat cement plastering of 18 mm thick finished Platform at Cost Rs. 80 including laying and finishing with luppum.
Utility/ Wash: Glazed ceramic tiles dado up to 4 ft height at Cost
External: Double coat sand faced cement plastering 18 mm thick. Rs. 40 including laying and finishing.
Ceiling: 12 mm thick double coat smooth cement plaster finishing
Provision for cabinets and Exhaust Fan & Chimney.

JOINERY WORKS
Main Door: Teak wood frame with teak wood shutter finished TOILETS (all toilets consist of) with melamine matt polish fixed with high quality hardware.
> Wash Basin/Commodore are of Duravit or equivalent make
Internal Doors: Teak wood frame and decorative veneer flush > Wall mount water closet with flush tank Grohe. shutter finished with PU finish and fixed with good quality hardware
> Hot and cold wall mixer with shower.
All fixtures are C.P. coated from Grohe/equivalent
Windows: UPVC glass sliding doors with bucks shutter standard hardware. ELECTRICAL (Concealed copper wiring of standard make)
Make: Fenesta/Aparna equivalent. > Power outlets for ACs in hall & bedrooms. Power outlets for geysers in all bathrooms. Power plug for cooking range
PAINTING chimney, refrigerator, micro oven mixer grinders in kitchen.
Internal: Two coats of Premium quality plastic emulsion paint > Plug points for TV and Audio system Etc.,
over two coats of luppum. Make: ICI/Asian > 3-phases supply for each unit and individual meter board
External: Premium quality painting miniature circuit breakers (MCB) for each distribution board.

Parking Area: Oil bound distemper over two coats of luppum, TELEPHONE
Water proof
Telephone provision for all bedrooms, drawing and living.
FLOORING Intercom facility to all the units connecting security.

Dining & Living/ Drawing: Double charged vitrified tiles of 800 X 800 mm at Rs 120 inclusive of laying and labour
Kitchen: Vitrified first quality Tiles at Cost Rs.100 including laying Cable provision for all bedrooms and living room & home and finishing. theatre room
Toilets: Best quality acid resistant, anti skid designer Tiles, Make: LIFTS
Kazaria/Johnson/RAK at Cost Rs. 60 including laying and finishing. V3F technology lift of Johnson / Kone / Schindler make with 8 & 16 passenger capacity will be provided
Parking: Cement based Designer Tile Flooring
Staircase: 18 mm thick Granite Flooring as per design.
Lift Cladding: Granite Cladding.
Corridor: Granite Flooring.





Specifications

FLOORING:

DINING/LIVING/DRAWING: Imported marble flooring is provided

MASTER BEDROOM: Laminated wooden flooring of a reputed make will be provided

CEILING: Aesthetically designed False Ceiling with POP gypsum sheets will be provided in all rooms

ELECTRICALS:

> Daikin or equivalent make ACs will be provide in all bedrooms, living and dining areas

BATHROOM FITTINGS:

> Grohe CP fittings will be provided

> Wash Basins of Duravit / Catalano make will be provided

POWER BACKUP: 100% Generator backup will be provided including ACs and geysers



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Community Highlights



ENTRANCE ARCADE



SECURITY



SCHINDLER/KONS
ELEVATOR



VIDEO DOOR PHONE



DOUBLE
CHARGED
VITRIFIED TILES



PEST CONTROL
TREATMENT



UPVC / ALUMINIUM
FRENCH DOORS



POWER BACKUP



SIGNAGES &
DIRECTIONS



WATER TREATMENT
PLANT



SEWAGE
TREATMENT PLANT



RAIN WATER
HARVESTING



DUST BINS

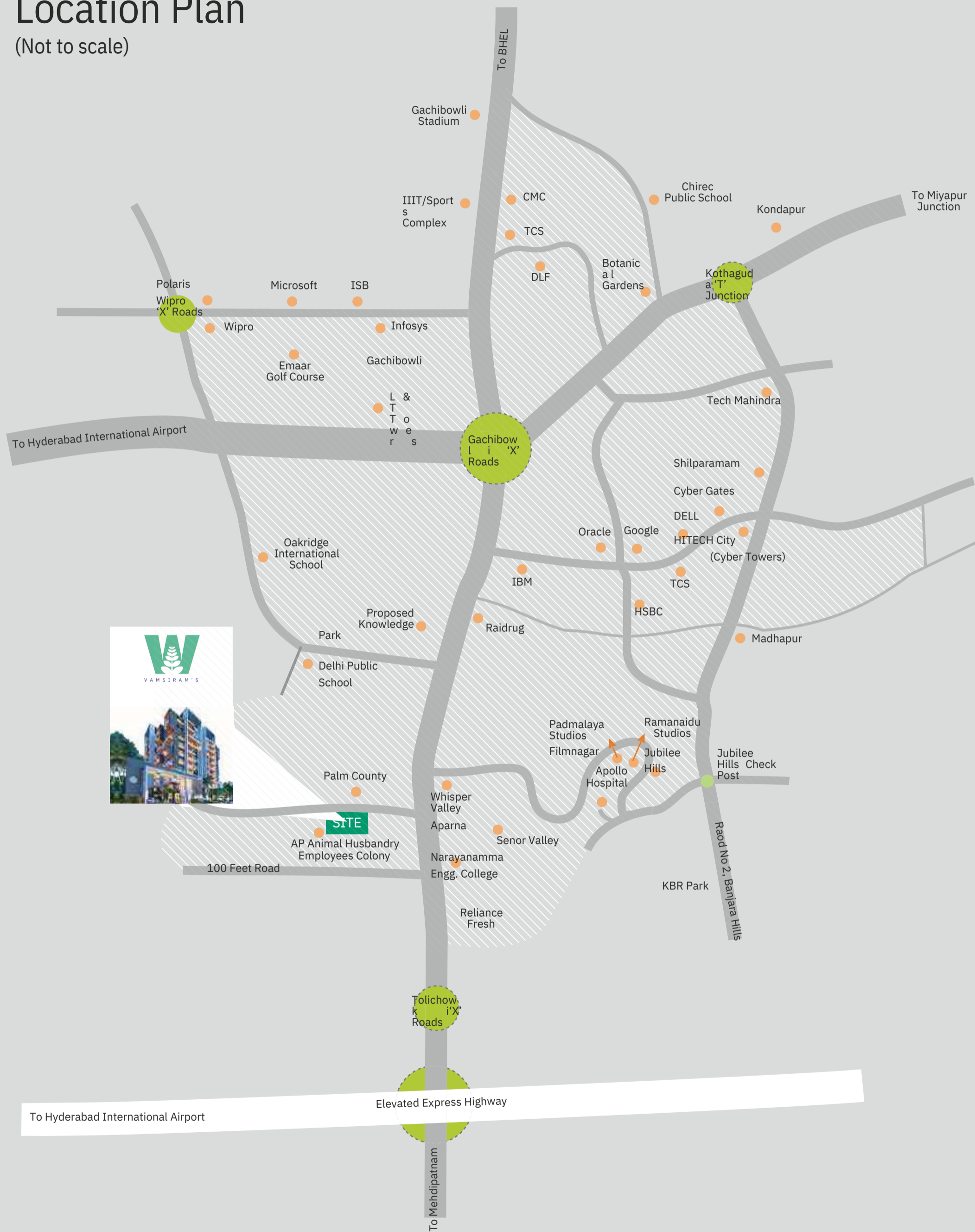


Spirit of Community Living

Look forward to enjoying all the benefits of community living - a greater sense of belonging, closer bonding with fellow residents and a lifestyle that keeps you engaged and entertained.

Location Plan

(Not to scale)



From your doorstep, the city awaits.

Westwood residences enjoy a pivotal location of Shaikpet in western part of Hyderabad that is the most desired place to live. Life here is surrounded by every convenience and necessity you can think of including Educational Institutes, Supermarkets, Healthcare Centres and a cluster of Corporate Houses. Nearby highway connects seamlessly to International Airport.

Education

- > Delhi Public School
- > Oakridge International School
- > Jubilee Hills Public School
- > Narayamma Institute of Technology & IGNOU
- > IIT Hyderabad
- > Indian School of Business

Offices

- > Raheja Mindspace
- > Cyber Towers
- > Financial District

Health Care

- > Sunshine Hospital
- > Care Hospital
- > Apollo Hospital
- > Continental Hospital

Entertainment

- > Inorbit Mall
- > Shilparamam
- > Flaco
- > Sarath City Capital Mall



Positive legacies in everything we do



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Vamsiram Homes is motivated by traditional ethics of precision, responsibility, resilience and trust, to develop properties that will be as valuable tomorrow as the day they were released.

Vamsiram Group boasts 20 years experience in residential & commercial developments and

the

founder has additional 15 years experience in the industry leads by example in the through absolute dedication to delivering value at every stage of the development process

We are committed to creating properties that combine high quality and affordability and maintain full control over every stage of the development, from land acquisition, through design and construction. Thus creating positive legacies in all that we do.



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