times 9th avenue
RESIDENTIAL PLOTS | VILLAS | CLUB HOUSE

Located on the 6-track Hyderabad-Mumbai NH-9, TIMES 9th AVENUE is steadily growing bigger by each passing day. It has all the signs to be the crowning glory of this young company as well as a worthwhile investment. This venture comprises of plots, built-up houses and a club house. Clubhouse promises to cater to the recreational needs of those who intend to make their home a weekend retreat for refreshing the body, relaxing the minds & rejuvenating the soul.

DIRECTORATE OF TOWN AND COUNTRY PLANNING — CLEAR TITLE — DTCP APPROVED LAYOUT

Your very own made-from-the-heart real estate project

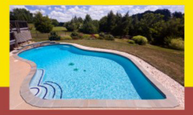
The project is spread over 19.2 acres. It has well-developed, well-demarcated and well-planned 146.6 Sq yds 165 Sq yds, 176.3 Sq yds and 240 Sq yds plots. Each one of these professionally developed plots is worth its value and makes TIMES 9th AVENUE the place to own & build your dream house. The magnitude of the project can be gauged by glancing at the facilities & infrastructure development proposed. This is the reason why it holds a premier position among all our projects undertaken till date.

Housing - We believe in delivering total housing solution. In this regard we are giving few ready-to-occupy houses with lots of facilities and amenities at a very reasonable price. There will not be any compromising on quality, durability, functionality or appearance. The features will give you confidence to trust us with your valued investment.

Club House - The cynosure of the TIMES 9th AVENUE project is the feature packed and stylishly designed Club House. Relax by the pool or working out, the club house will be the place to patronize. The indoor game enthusiast can enjoy games like table tennis, billiards, carom etc., and a workout in the fitness center. Residents may also take advantage of the island-shape swimming pool allowing for a perfect relaxing afternoon.

Park - A unique playground features a boardwalk and a stage. Other elements include clusters of interactive fountains and a restroom.




Schemes

SCHEME DETAILS - BLOCK A - 240 SQ. YDS.

	OUTRIGHT	6 MONTHS	12 MONTHS	20 MONTHS
RATE / SQ. YD.	Rs. 3000-00	Rs. 3100-00	Rs. 3200-00	Rs. 3275-00
INITIAL AMOUNT	Rs. 25000-00	Rs. 37200-00	Rs. 384000-00	Rs. 393000-00
INSTALMENTS	Rs. 695000-00 with in 1 month	Rs. 62000-00 in 6 EMI Rs. 372000-00	Rs. 32000-00 in 12 EMI Rs. 384000-00	Rs. 19650-00 in 20 EMI Rs. 393000-00
TOTAL	Rs. 720000/-	Rs. 744000-00	Rs. 768000-00	Rs. 786000-00

SCHEME DETAILS - BLOCK B - 176.3 SQ. YDS.

	OUTRIGHT	6 MONTHS	12 MONTHS	20 MONTHS
RATE / SQ. YD.	Rs. 2800-00	Rs. 2900-00	Rs. 3000-00	Rs. 3075-00
INITIAL AMOUNT	Rs. 25000-00	Rs. 255640-00	Rs. 264450-00	Rs. 271061-00
INSTALMENTS	Rs. 468640-00 with in 1 month	Rs. 42605-00 in 6 EMI Rs. 255630-00	Rs. 22037.5 in 12 EMI Rs. 264450-00	Rs. 13553.05 in 20 EMI Rs. 271061-00
TOTAL	Rs. 493640-00	Rs. 511270-00	Rs. 528900-00	Rs. 542122-00

SCHEME DETAILS - BLOCK C - 146.6 SQ. YDS.

	OUTRIGHT	6 MONTHS	12 MONTHS	20 MONTHS
RATE / SQ. YD.	Rs. 1800-00	Rs. 1900-00	Rs. 2000-00	Rs. 2075-00
INITIAL AMOUNT	Rs. 25000-00	Rs. 139270-00	Rs. 146600-00	Rs. 152098-00
INSTALMENTS	Rs. 238880-00 with in 1 month	Rs. 23211.67 in 6 EMI Rs. 139270-00	Rs. 12216.67 in 12 EMI Rs. 146600-00	Rs. 7604.85 in 20 EMI Rs. 152097-00
TOTAL	Rs. 263880-00	Rs. 278540-00	Rs. 293200-00	Rs. 304195-00

SCHEME DETAILS - BLOCK D - 165 SQ. YDS.

	OUTRIGHT	6 MONTHS	12 MONTHS	20 MONTHS
RATE / SQ. YD.	Rs. 2500-00	Rs. 2600-00	Rs. 2700-00	Rs. 2775-00
INITIAL AMOUNT	Rs. 25000-00	Rs. 214500-00	Rs. 222750-00	Rs. 228937-00
INSTALMENTS	Rs. 387500-00 with in 1 month	Rs. 35750-00 in 6 EMI Rs. 214500-00	Rs. 18562.5 in 12 EMI Rs. 2275-00	Rs. 11446.9 in 20 EMI Rs. 228938-00
TOTAL	Rs. 412500-00	Rs. 429000-00	Rs. 445500/-	Rs. 457875-00

NOTE : Registration and service charges should borne by the customer | According to plot size and plot price the payment scheme will change

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the minds where the dream project took the shape

A project of this magnitude could not be executed without the sheer dynamism, commitment and dedication of its promoters. It is they who have to inspire their team of architects, designers, engineers, planners, marketing personnel, interior decorators and whole set of specialized workers to deliver what they have envisaged for their esteemed and well-deserving clientele. They have to transfer their passion, energy, desire-to-be-the-best, patience and perseverance this huge team of skilled workers in order to achieve the desired end result.

Leading the group are people of principal, experience, vision and foresight, drive and above all a thorough professional in his choosen field. Suave, sophisticated and cultured, had lead his team to a great success in all their previous ventures. The discipline, hardworking nature and self-motivation has ensured success for them in this toughest of professions and made them standard above all.

the promoters

location plan

not to scale



location advantages

Abetting Hyderabad - Pune - Mumbai NH-9.

Manufacturing Plant from MRF, the world's largest tyre manufacturer.

Surrounded by well-developed and developing layouts.

Noise and pollution free living environment.

Sadasivpet is the junction for Sangareddy and Zaheerabad.

Suraram at Sadashivpet is just 65 Kms from Hyderabad.

IIT at Sangareddy, on the way to Sadashivpet, has already started functioning.

Proposed MMTS which will run parallel to Hyderabad - Mumbai NH-9.

Builders | Promoter | Developer

TIMESSQUARE CONSTRUCTIONS

Flat No. 105, First Floor, Banjara Bhavan, Road No.1,
Banjara Hills, Hyderabad - 500 034. A. P., INDIA.
+91-40-4260 3777 | timessquareconstructions@hotmail.com
www.timessquareconstructions.com

For Details Contact **Business Development Manager**
+91 - 99634 74002 | 99634 74001

Architecture | Structural Engineers

RIMM ENGINEERING CONSULTANTS PVT. LTD.

8-2-618/2/2/C/2, 2nd Floor, R K Residency, Road No.11,
Banjara Hills, Hyderabad - 500 034, AP, INDIA, Tel : +91 - 40 - 23 33 99 00.

NOTE : This Brochure is only a conceptual presentation of the project & not a legal offering.
The promoter reserve the right to alter & make changes in layout, plot sizes & payment structure as deemed fit.

ENVISTA 9246153944



times 9th avenue
RESIDENTIAL PLOTS | VILLAS | CLUB HOUSE



ownness

a bond between your
HAPPINESS & INVESTMENT

TIMESSQUARE CONSTRUCTIONS



Perspective View of Beautifully Designed Entrance Arch

DIRECTORATE OF TOWN AND COUNTRY PLANNING
CLEAR TITLE
DTCP APPROVED LAYOUT

hyderabad

where tradition & modernity coexist & complement each other

Suraram at Sadashivpet is rapidly emerging as the commercial hub of Medak District. It is connected by soon-to-be-6-track NH-9 (Hyderabad-Pune-Mumbai national highway) and is only 65 Kms from Hyderabad towards east. Businesswise a very attractive location, Sadashivpet, a fast developing town of Telangana, lies close to Karnataka and is not very far from Maharashtra either. From Suraram, Sadashivpet, Sangareddy is about 19 Kms and Vikarabad about 36 Kms. Bidar, Medak, Hyderabad and Gulbarga are the nearby important tourist destinations. Moreover, Sadashivpet is a very well connected town - one can easily reach Sadashivpet by train, road and air (from airports at Gulbarga, Bidar and Hyderabad). Such location advantages give Sadashivpet a high profile and make it an attractive and viable real estate option. Sadashivpet, a semi arid province, has a rich cultural heritage as well as a glorious lineage.

Apart from this, Suraram at Sadashivpet is witnessing a consistent economic growth. Industries are being set up and investments flowing in. MRF, world's biggest tyre manufacturer, is setting up a plant here. The government has allotted buildings for IIT in Sangareddy and it will start from this academic year.

Times Square Constructions has taken a decisive step forward with their current mega project - Times 9th Avenue. The project to be launched at Suraram, Sadashivpet, will have Residential Open Plots, Villas and Club House.









Block - A				Block - B				Block - C				Block - D			
PLOT NO.	SQ.YDS.	PLOT NO.	SQ.YDS.	PLOT NO.	SQ.YDS.	PLOT NO.	SQ.YDS.	PLOT NO.	SQ.YDS.	PLOT NO.	SQ.YDS.	PLOT NO.	SQ.YDS.	PLOT NO.	SQ.YDS.
1	1153.72	26	223.30	1	1334.60	25	224.95	1	245.65	23	191.39	1	195.00	74	227.38
2	473.18	27	200.00	2	534.28	26	163.48	2 & 3	201.66	24	170.21	2 -15	165.00	75	205.50
3	250	28 - 33	177.77	3 & 4	183.33	27 & 28	154.00	4 & 5	259.21	25	149.04	16	225.00	76	193.21
4	212.74	34	200.00	5	197.12	29 & 30	230.61	6 & 7	201.66	26	152.26	17	187.65	77	180.92
5	216.93	35	240.00	6	198.06	31 & 32	154.00	8	215.34	27	293.25	18	267.66	78	168.63
6 - 9	183.33	36 - 41	213.13	7	183.33	33	182.39	9	301.42	28 - 37	146.66	19 -32	165.00	79	156.34
10	260.06	42	240.00	8 & 9	231.25	34	157.90	10	190.66	38	228.88	33	195.00	80	168.97
11	196.18	43	213.70	10	183.33	35	146.66	11	294.66	39 - 42	146.66	34	172.08	81	155.41
12 & 13	183.33	44 - 46	176.30	11	227.52	36	191.11	12	297.02	43 & 44	173.33	35 - 39	165.00		
14 & 15	263.88	47	218.20	12	197.66	37 & 38	222.22	13	192.19	45 - 48	146.66	40	195.00		
16 & 17	183.33	48	190.87	13	215.27	39	191.11	14	233.83	49	228.88	41 - 53	165.00		
18	221.23	49 - 51	176.30	14 & 15	277.77	40	146.66	15	179.55	50- 60	146.66	54	181.33		
19	192.44	52	213.70	16	215.27	41	173.89	16 & 17	165.00	61	209.94	55	272.51		
20	183.33			17	226.00	42	215.45	18	242.91			56	258.83		
21	243.39			18	197.35	43 - 52	176.30	19	201.55			57 - 66	165.00		
22 & 23	277.77			19 & 20	183.33	53 & 54	242.19	20	169.84			67	195.00		
24	243.39			21 & 22	201.62	55 - 64	176.30	21	146.66			68 - 72	165.00		
25	183.33			23 & 24	183.33	65	189.34	22	217.87			73	172.08		

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Proposed Layout Plan Sy. No. 35/AA, 46/A & 46/AA of Suraram Gram Panchayat, Sadasivpet Mandal, Medak Distirict.

Layout AREA	BLOCK A	BLOCK B	BLOCK C	BLOCK D
18.37 AC	4.957 AC	4.540 AC	4.2 AC	4.673 AC

this part of the city - expanding beautifully & intelligently

Hyderabad - sadasivpet

It has always been the endeavor of Times Square Constructions to construct their quality edifices at locations which are accessible and surrounded with all the essential amenities. It is not just enough to build your home but it is equally important to decide where you live. And therefore, the neighborhood, amenities, location and availability of services matters a lot. And this is the reason why they have chosen Sadashivpet as it is witnessing an economic growth and is well equipped with basic amenities like banks, colleges, hospitals, schools, shopping centers, transport hubs, etc within 5 Kms radius.

The promoters and builders have designed the group housing villas in such a way that you are close to mother nature and every breath you take is rich with freshness, energy and tranquility.

Promoters of Times Square Constructions have built a reputation over years due to their commitment to use high quality products and finishes. They have laid emphasis on complete harmony in the different aspects of construction. Their professionalism and attention to details makes them a highly respected builder. A trendsetter in its approach, Times Square Constructions has meticulously planned this residential development which combines full range of health, recreational facilities & essential amenities. As always they have kept a fine balance and a perfect fusion of basic necessities and comforting factors.

Salient Features

- The project is approved by DTCP.
- Entire layout has been designed as per VAASTU.
- Excellent 40ft and 33ft black top roads.
- Beautifully styled curbing stones on both sides of roads & a beautifully landscaped entrance with tree lined avenues.
- Fully developed parks along with a children's play area.
- A well-laid out underground drainage facility and a septic tank which will come with the provision of being connected to the govt line in the near future.
- Electric poles will be provided on all the roads.
- 24 hour water supply to each and every plot through over head water tank.
- 24 hours security set up at the entrance.