



MAHARAJA



# BEVERLY PARK

FAMILY VILLAS - BRINGING FAMILIES TOGETHER

KOLLUR - HYDERABAD

[WWW.MAHARAJASPACES.COM](http://WWW.MAHARAJASPACES.COM)



30<sup>+</sup> YEARS OF  
BUILDING  
T R U S T

# ABOUT MAHARAJA SPACES

Maharaja Group had its inception 35 Years ago in Hyderabad. Hard work and Honesty are the prime values in driving this real estate firm. Now Maharaja Group has its presence in Hyderabad and Bangalore.

The unique customer-centric motto being "Every Customer is the Maharaja of his Space" makes the Maharaja Group stand proud.

Owning a home or space is like a dream come true for every family. Maharaja Group's vision is for every person to own a home and "Be a Maharaja of your (his/her) space".

**Maharaja is into residential, Commercial, and Retail Development.**





## ORR EXIT NO 2 : THE GATEWAY TO HEALTH AND WEALTH

Kokapet is considered Telangana's next-generation IT destination, with the IT infrastructures that are extensions of the Financial District, Manikonda, and Gachibowli. Very close proximity to IT hubs makes Kokapet the most preferred residential destination for IT families. Few more IT companies are budding at Kokapet, making the surrounding areas grow rapidly.

The Kokapet Neopolis project, which is about 5 minutes from Beverly Park, has the potential to become a model for focused development in the country. The state government has ambitious plans for the area, with construction already underway through the Hyderabad Metropolitan Development Authority (HMDA).

An exclusive trumpet road connecting the Kokapet layout to the Outer Ring Road (ORR), 400 KV capacity electrical substations, new drinking water pipelines, 100 foot roads, and underground electricity cables are just a few of the infrastructure development projects that will be undertaken in the area.

Kokapet is expanding its electrifying aura towards Kollur, creating a boom. Multiple gated communities and commercial spaces make it a new age cosmopolitan space.

Kollur sits perfectly at the base of the proverbial golden triangle of Hyderabad. Road expansions are also underway to improve the connectivity to Kollur and ease the traffic congestion in and around the locality. Very soon public transport priorities like MRT, BRT, or LRT connectivity will be provided by the government.

# KOLLUR, HYDERABAD

## THE NEW IT HUB



### OFFICES

Accenture 25 min  
Tcs 25 min  
Wipro 28 min  
Cyient LTD 25 min  
Legato LLP technologies 20 min



### EDUCATIONAL INSTITUTIONS

Indus International school 20 min  
ICFAI Business school 9 min  
Sridevi engineering college 20 min  
Birla International school 14 min  
Samashti international school 10 min



### HOSPITALS

Delight Hospital 26 min  
Shambala Dental spa 20 min  
Rex Super speciality hospital 30 min  
Himagiri Hospitals 30 min



### BANKS

State bank of India 7 min  
AP Grameena Vikas bank 15 min  
ICICI Bank LTD 20 mins

# FAMILY IS AN EMOTION

Family is everything in life, and rest comes later. Staying together with our family enhances your lifestyle, positivity, bonding, work results, and most importantly reduces your stress.

Spending quality time with your older parents and having helping hands nearby makes your day full of life. The benefits of intergenerational relationships for both age groups are many. Friendship, love, and increased self-esteem. Improved health and a reduction in feelings of isolation.

The benefits specifically for youth include; increased academic achievement, reduced delinquent behavior, and improved social-emotional skills. These relationships can foster more understanding between generations leading to respect and compassion.

Staying together with family ensures your support system is always with you in times of happiness and also in times of trouble.



## YOUNG

Happiness is having a large, loving, caring and close-knit family staying together. We at Beverly Hills has exactly planned this for you and your family.

Having a home to go, having a family to love, both are definitely a blessing. Your home and your family can now stay at the same place as our Beverly hills family villas.

## YOUNGER AT HEART

Looking at the faces in our family, we tend to see the past, present, and future. Our family villas concept enables your past, present, and future generations to stay in a single-family villa.

The parents needn't miss their children and the grandchildren needn't miss their grandparents. Also, no more worries about the health condition of your parents. We have thought of your pain points and addressed them in the best possible way. Bring your parents, siblings, and family to stay together in a family villa in Beverly hills.



PRESENTING

MAHARAJA

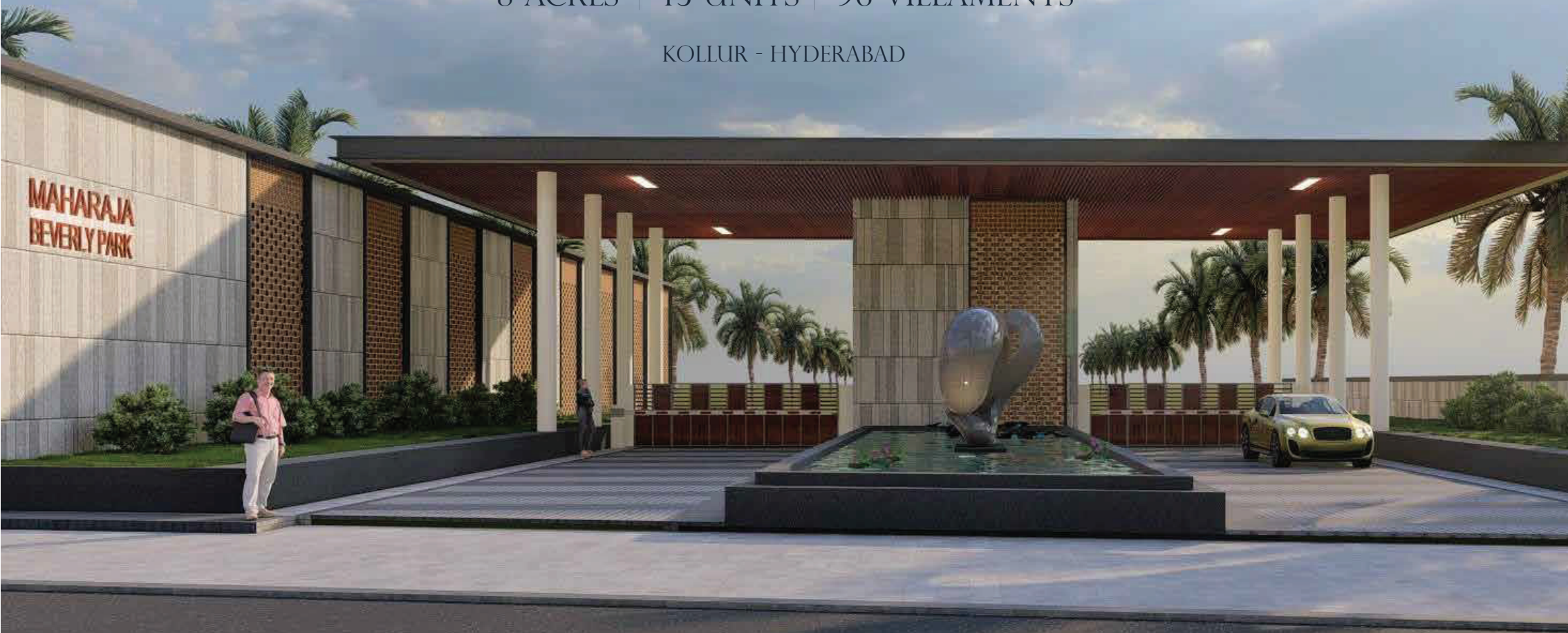


# BEVERLY PARK

FAMILY VILLAS - BRINGING FAMILIES TOGETHER

8 ACRES | 45 UNITS | 96 VILLAMENTS

KOLLUR - HYDERABAD







## FAMILY VILLA

Beverly Park bestows Hyderabad with the concept of 2 villaments in a single-family villa. Premium spaces with 5 floors, citing the first 2 floors as garden villa and floors 3, 4, and 5 as sky villa. We designed the villas to suit your family prerequisite.

The older clan can enjoy the verdant greenery along with luxury amenities. Younger generations can live in premium sky villas with privacy and security. Independent access to the sky villa and garden villa makes it an ideal setting to give enough space for privacy for both families while keeping close.



## GARDEN VILLA

You are entitled to a well-designed, eco-friendly, and ergonomic duplex villa that opens up to a sprawling private garden. The first and second floors are styled as a Garden villa with stilt parking and internal lifts.

Graden villa is contemporary in design and space, with the sight of greenery and lush lawns. Put your feet on the grass and relax your senses. You are nestled in nature with your garden villa space.



## SKY VILLA

Comfortable casuals on, laying on the lounge and gazing at the stars. Devoid of the hustle and bustle of the city and pristine breeze caressing your face. What a way to live your life king size. The Sky Villa stands for all of these.

A family villa is an ideal solution to combine family spaces with culture and convenience as an aesthetic whole.





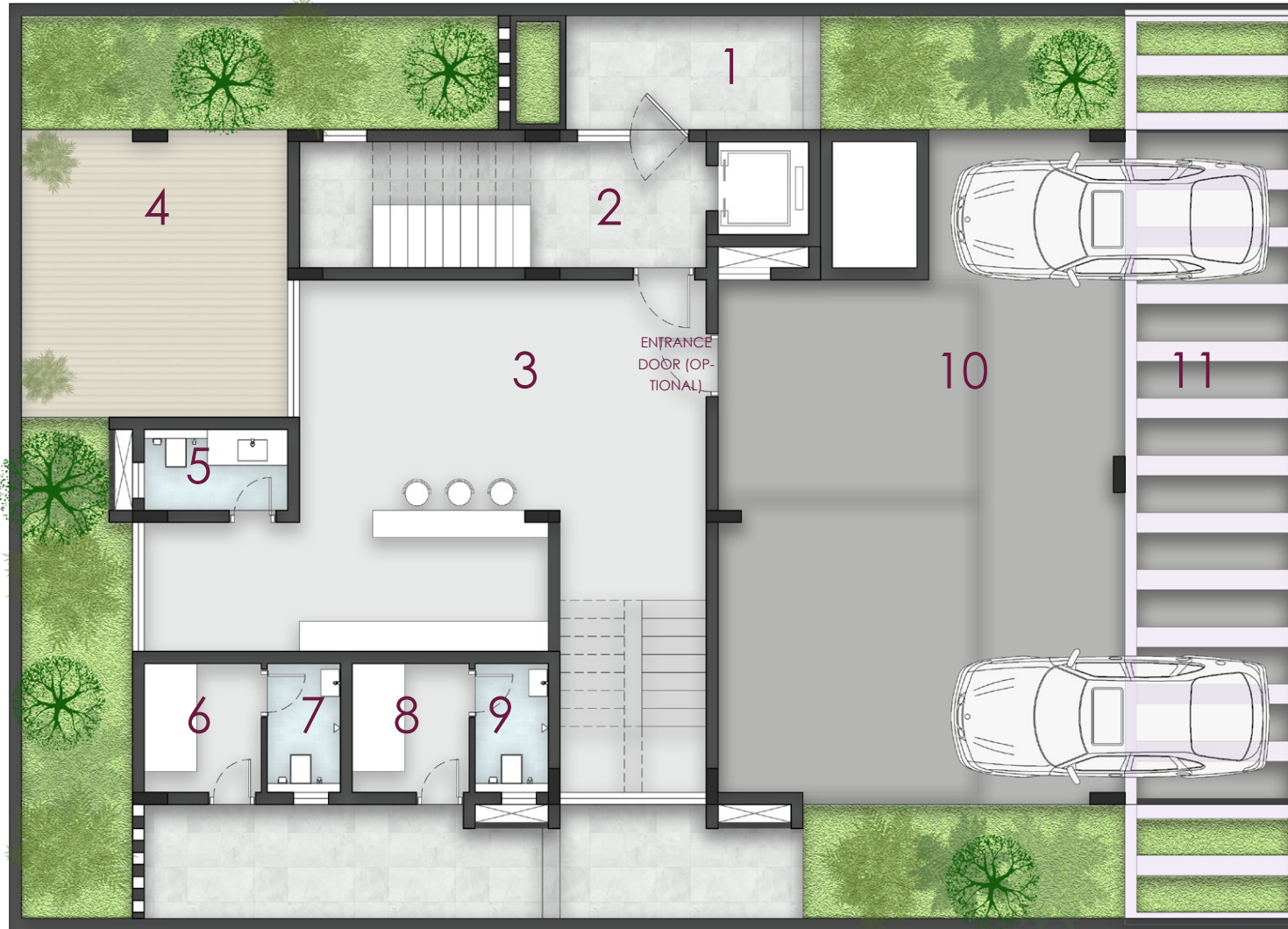
BEVERLY PARK

EAST FACING PLOTS



# Level - 0

# GARDEN VILLA



## ROOM LEGENDS

### 1. FRONT PORCH (COVERED):

6'3" X 14'3"

### 2. LOBBY:

9'10" X 6'11"

### 3. UNIT 01 PRIVATE PARTY AREA/MULTI PURPOSE AREA:

22'10" X 20'4"

### 4. PATIO:

14'11" X 15'9"

### 5. PDR:

8'1" X 4'5"

### 6. SERVANTS 1:

6'7" X 7'1"

### 7. SERVANTS TOILET 1:

4'1" X 7'1"

### 8. SERVANTS 2:

6'7" X 7'1"

### 9. SERVANTS TOILET 2:

4'1" X 7'1"

### 10. EXTRA PARKING AREA:

14'7" X 28'8"

### 1. PARKING AREA:

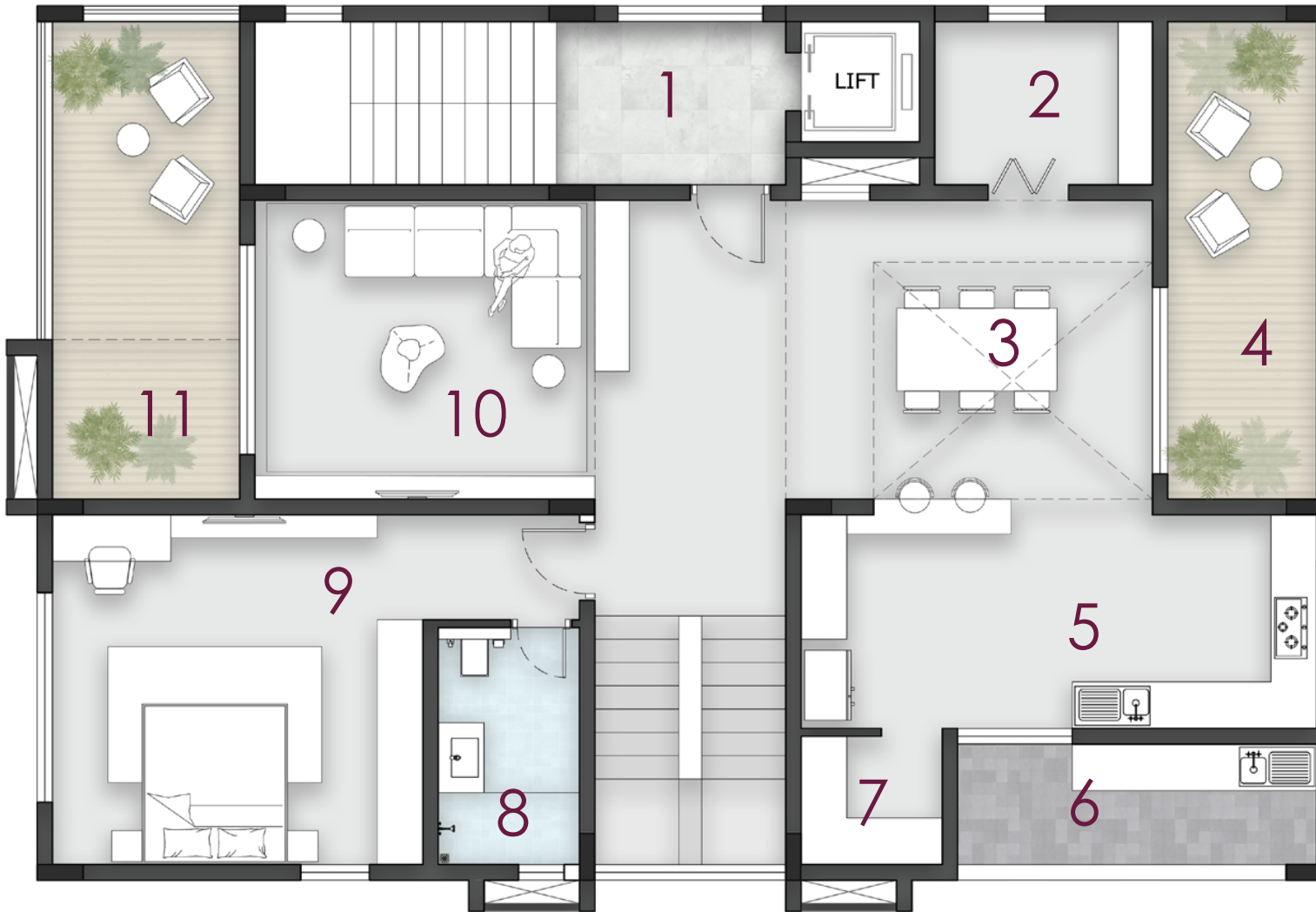
18'1" X 35'7"

R O A D



# Level - 1

# GARDEN VILLA



## ROOM LEGENDS

### 1. LOBBY:

9'10" X 6'11"

### 2. PUJA ROOM:

9'4" X 6'11"

### 3. DINING AREA:

15'9" X 12'7"

### 4. BALCONY 1:

7'1" X 20'2"

### 5. KITCHEN:

22'2" X 9'0"

### 6. UTILITY:

15'5" X 5'1"

### 7. STORE:

6'1" X 5'5"

### 8. TOILET:

6'1" X 10'0"

### 9. BEDROOM 1:

15'11" X 14'9"

### 10. LIVING ROOM:

14'7" X 12'7"

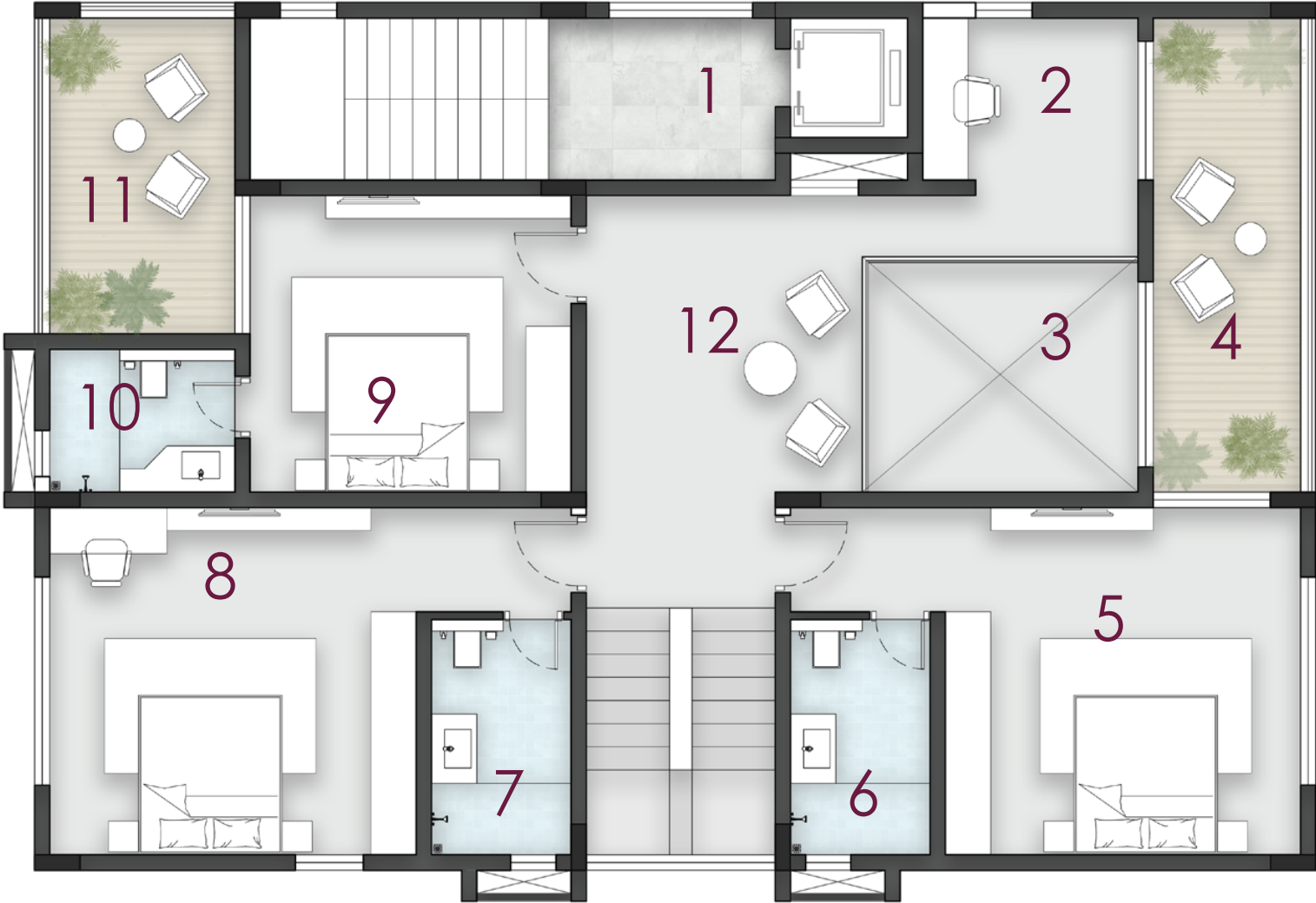
### 11. BALCONY 2:

8'8" X 20'2"



# Level - 2

# GARDEN VILLA



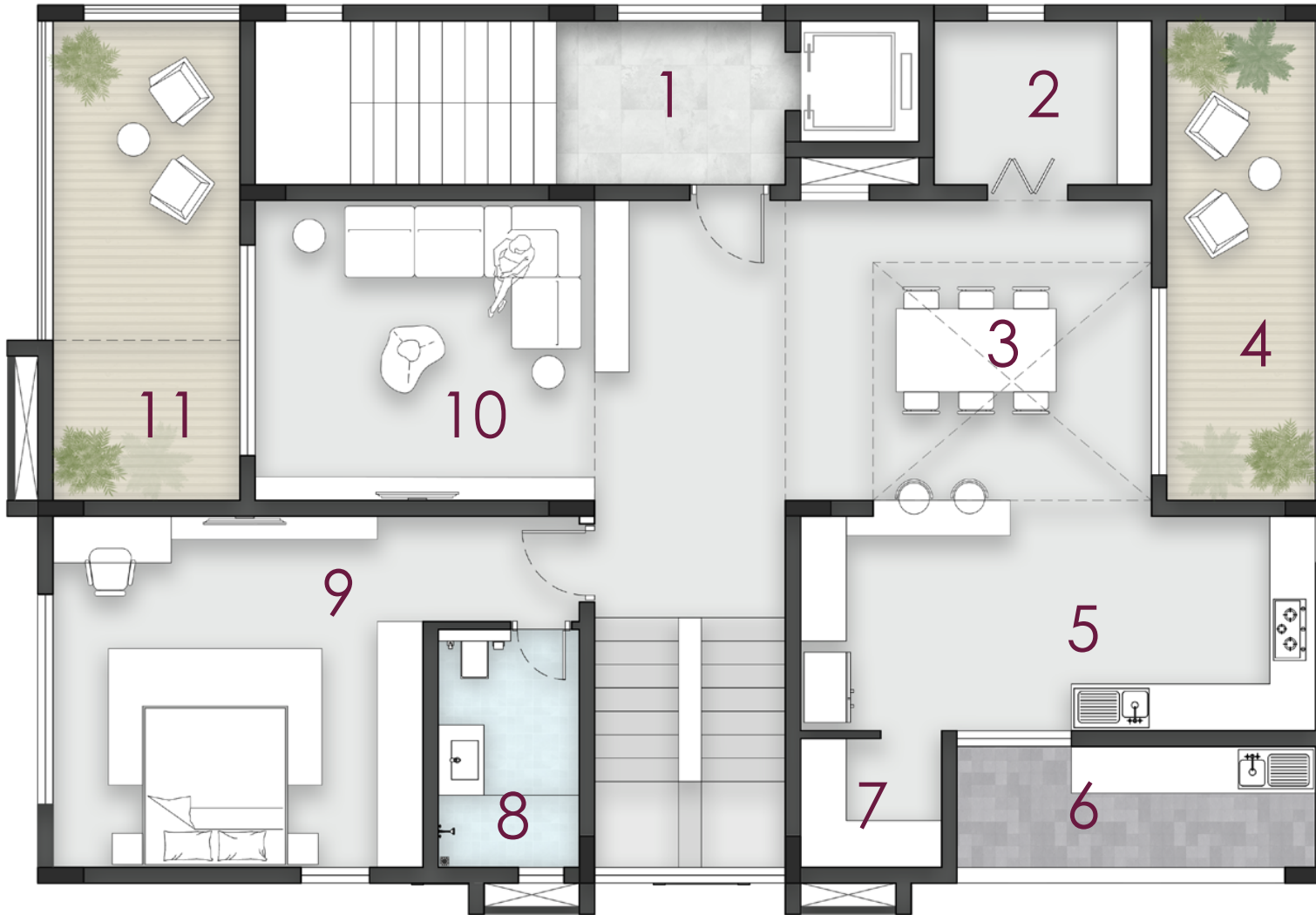
### ROOM LEGENDS

- 1. LOBBY:**  
9'10" X 6'11"
- 2. STUDY ROOM:**  
9'4" X 6'11"
- 3. DINING AREA BELOW:**  
12'0" X 10'0"
- 4. BALCONY 1:**  
7'1" X 20'2"
- 5. BEDROOM 3:**  
15'5" X 14'9"
- 6. TOILET 3:**  
6'1" X 10'0"
- 7. ATTACHED TOILET:**  
6'1" X 10'0"
- 8. MASTER BEDROOM:**  
15'11" X 14'9"
- 9. BEDROOM 2:**  
13'11" X 12'7"
- 10. TOILET 2:**  
8'1" X 6'1"
- 11. BALCONY 1:**  
8'8" X 13'5"
- 12. LOUNGE:**  
12'0" X 13'8"



# Level - 3

# SKY VILLA



## ROOM LEGENDS

### 1. LOBBY:

9'10" X 6'11"

### 2. PUJA ROOM:

9'4" X 6'11"

### 3. DINING AREA:

15'9" X 12'7"

### 4. BALCONY 1:

7'1" X 20'2"

### 5. KITCHEN:

22'2" X 9'0"

### 6. UTILITY:

15'5" X 5'1"

### 7. STORE:

6'1" X 5'5"

### 8. TOILET:

6'1" X 10'0"

### 9. BEDROOM 1:

15'11" X 14'9"

### 10. LIVING ROOM:

14'7" X 12'7"

### 11. BALCONY 2:

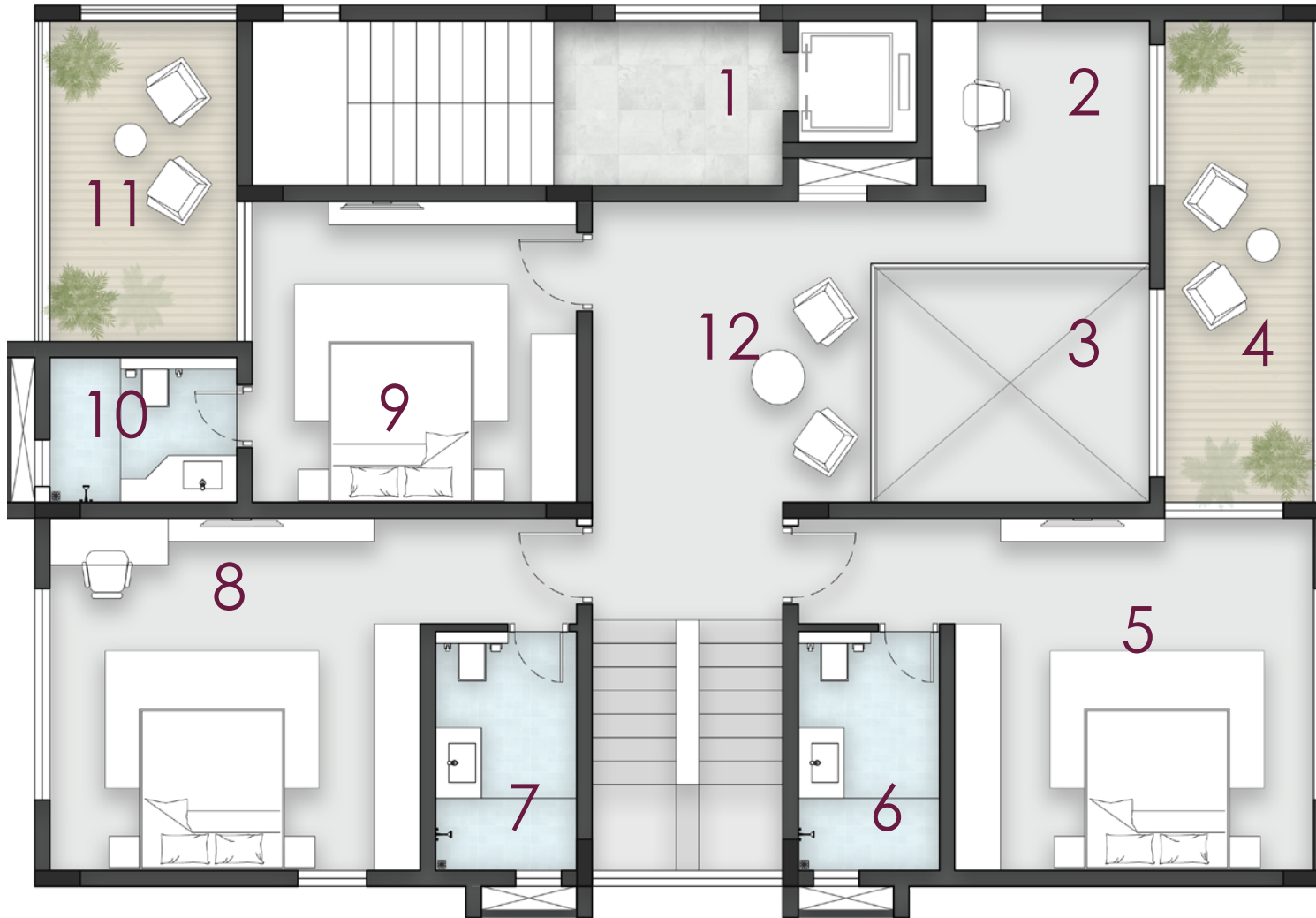
8'8" X 20'2"





# Level - 4

# SKY VILLA



## ROOM LEGENDS

### 1. LOBBY:

9'10" X 6'11"

### 2. STUDY ROOM:

9'4" X 6'11"

### 3. DINING AREA BELOW:

12'0" X 10'0"

### 4. BALCONY 1:

7'1" X 20'2"

### 5. BEDROOM 3:

15'5" X 14'9"

### 6. TOILET 3:

6'1" X 10'0"

### 7. ATTACHED TOILET:

6'1" X 10'0"

### 8. MASTER BEDROOM:

15'11" X 14'9"

### 9. BEDROOM 2:

13'11" X 12'7"

### 10. TOILET 2:

8'1" X 6'1"

### 11. BALCONY 1:

8'8" X 13'5"

### 12. LOUNGE:

12'0" X 13'8"



# Level - 5

# SKY VILLA



### ROOM LEGENDS

- 1. LOBBY:**  
9'10" X 6'11"
- 2. TERRACE GARDEN:**  
54'4" X 12'7"
- 3. HOME THEATRE:**  
22'8" X 14'9"
- 4. TOILET:**  
6'1" X 10'0"
- 5. GYM/ MULTI PURPOSE ROOM:**  
15'5" X 14'9"





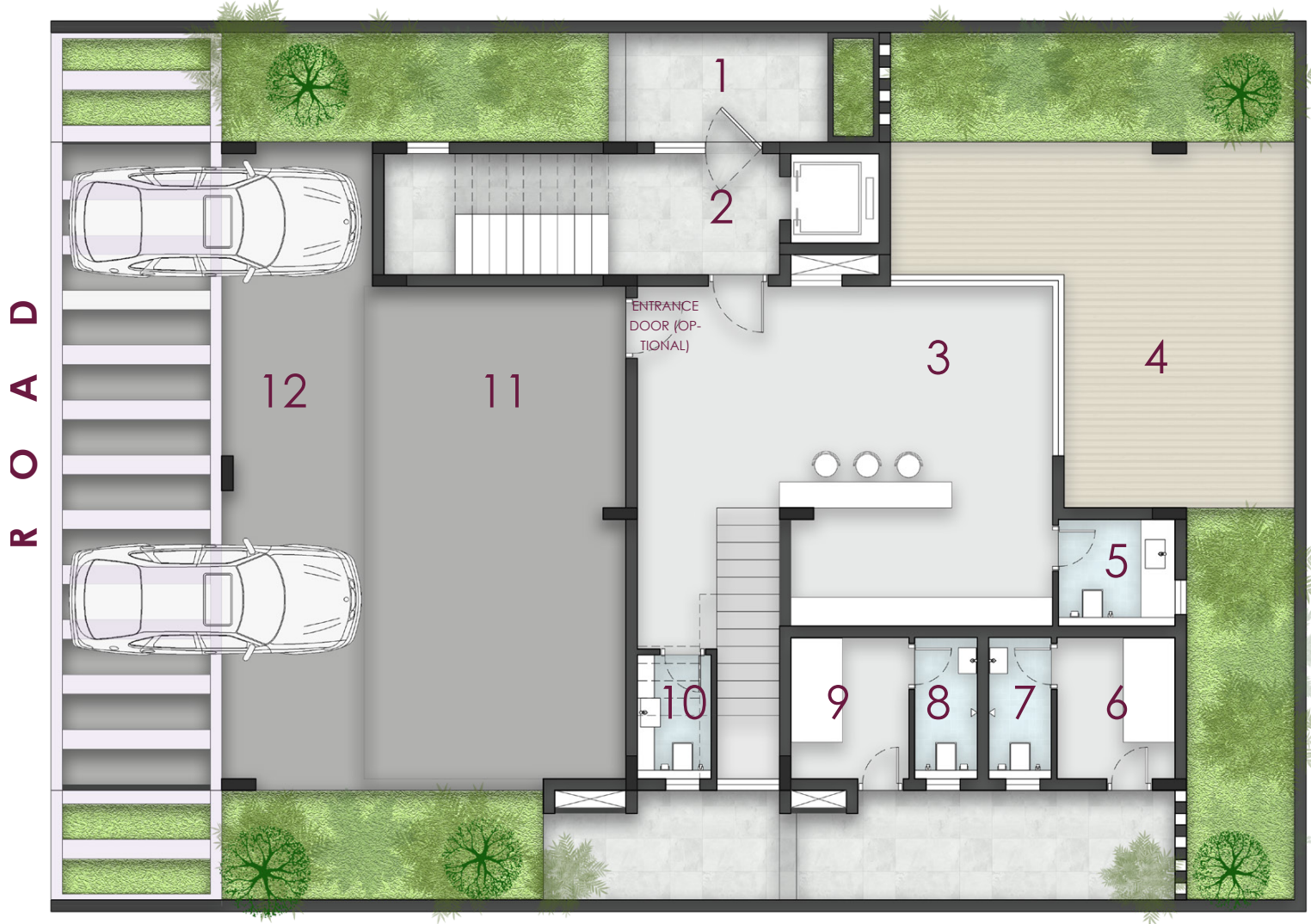
**BEVERLY PARK**

**WEST FACING PLOTS**



# Level - 0

# GARDEN VILLA

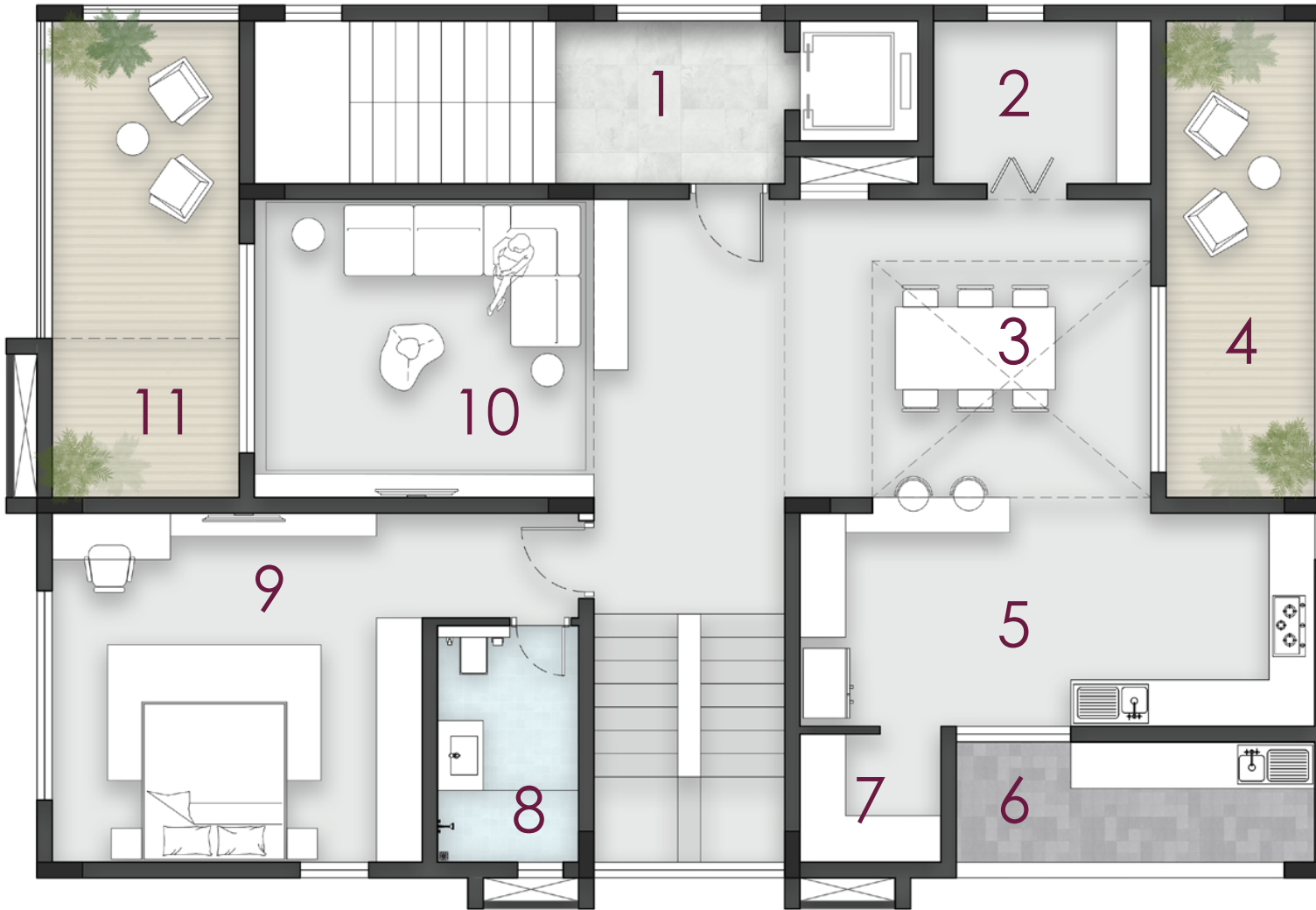


- ROOM LEGENDS**
- 1. FRONT PORCH (COVERED):**  
6'3" X 12'8"
  - 2. LOBBY:**  
9'10" X 6'11"
  - 3. UNIT 01 PRIVATE PARTY AREA/MULTI PURPOSE AREA:**  
24'0" X 19'4"
  - 4. PATIO:**  
23'4" X 20'10"
  - 5. PDR 1:**  
6'9" X 6'1"
  - 6. SERVANTS 1:**  
6'10" X 8'1"
  - 7. SERVANTS TOILET 1:**  
3'7" X 8'1"
  - 8. SERVANTS TOILET 2:**  
3'7" X 8'1"
  - 9. SERVANTS 2:**  
6'10" X 8'1"
  - 10. PDR 2:**  
4'3" X 7'1"
  - 11. EXTRA PARKING AREA:**  
15'1" X 28'1"
  - 12. PARKING AREA:**  
18'7" X 35'7"



# Level - 1

# GARDEN VILLA



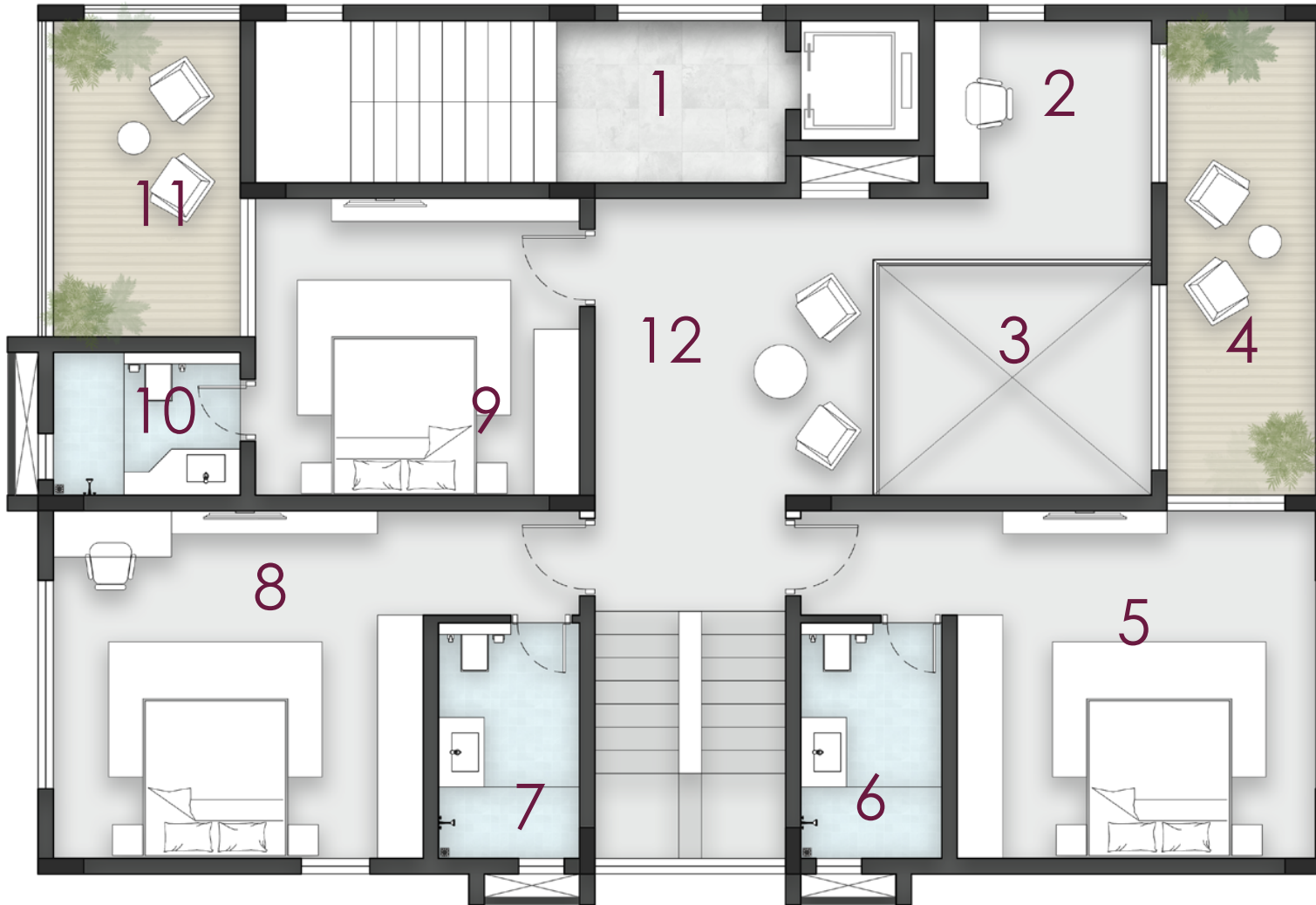
## ROOM LEGENDS

- 1. LOBBY:**  
9'10" X 6'11"
- 2. PUJA ROOM:**  
9'4" X 6'11"
- 3. DINING AREA:**  
15'9" X 12'7"
- 4. BALCONY 1:**  
7'1" X 20'2"
- 5. KITCHEN:**  
22'2" X 9'0"
- 6. UTILITY:**  
15'5" X 5'1"
- 7. STORE:**  
6'1" X 5'5"
- 8. TOILET:**  
6'1" X 10'0"
- 9. BEDROOM 1:**  
15'11" X 14'9"
- 10. LIVING ROOM:**  
14'7" X 12'7"
- 11. BALCONY 2:**  
8'8" X 20'2"



# Level - 2

# GARDEN VILLA



## ROOM LEGENDS

### 1. LOBBY:

9'10" X 6'11"

### 2. STUDY ROOM:

9'4" X 6'11"

### 3. DINING AREA BELOW:

12'0" X 10'0"

### 4. BALCONY 1:

7'1" X 20'2"

### 5. BEDROOM 3:

15'5" X 14'9"

### 6. TOILET 3:

6'1" X 10'0"

### 7. ATTACHED TOILET:

6'1" X 10'0"

### 8. MASTER BEDROOM:

15'11" X 14'9"

### 9. BEDROOM 2:

13'11" X 12'7"

### 10. TOILET 2:

8'1" X 6'1"

### 11. BALCONY 2:

8'8" X 13'5"

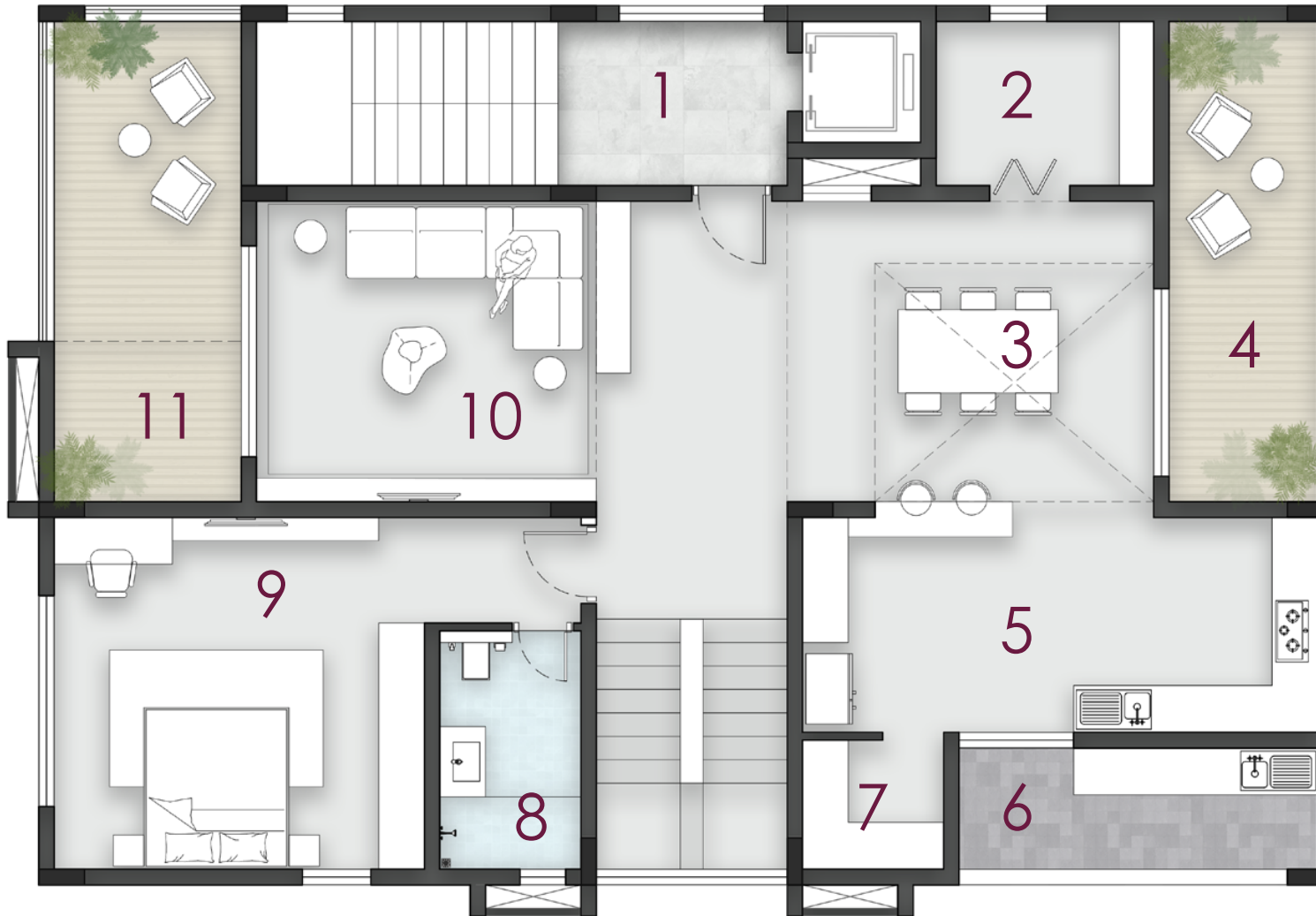
### 12. LOUNGE:

12'0" X 13'8"



# Level - 3

# SKY VILLA



## ROOM LEGENDS

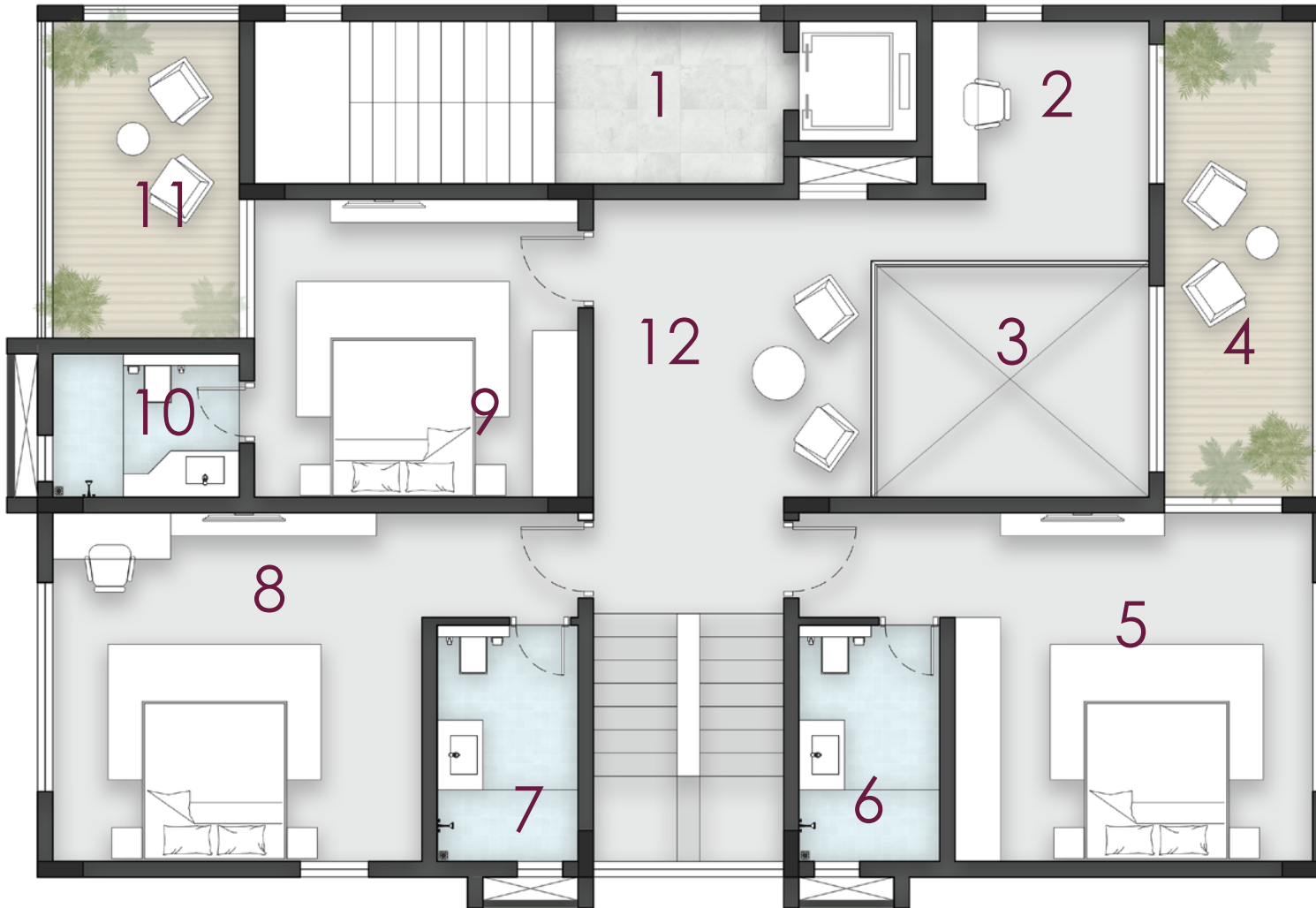
- 1. LOBBY:**  
9'10" X 6'11"
- 2. PUJA ROOM:**  
9'4" X 6'11"
- 3. DINING AREA:**  
15'9" X 12'7"
- 4. BALCONY 1:**  
7'1" X 20'2"
- 5. KITCHEN:**  
22'2" X 9'0"
- 6. UTILITY:**  
15'5" X 5'1"
- 7. STORE:**  
6'1" X 5'5"
- 8. TOILET:**  
6'1" X 10'0"
- 9. BEDROOM 1:**  
15'11" X 14'9"
- 10. LIVING ROOM:**  
14'7" X 12'7"
- 11. BALCONY 2:**  
8'8" X 20'2"





# Level - 4

# SKY VILLA



## ROOM LEGENDS

- 1. LOBBY:**  
9'10" X 6'11"
- 2. STUDY ROOM:**  
9'4" X 6'11"
- 3. DINING AREA BELOW:**  
12'0" X 10'0"
- 4. BALCONY 1:**  
7'1" X 20'2"
- 5. BEDROOM 3:**  
15'5" X 14'9"
- 6. TOILET 3:**  
6'1" X 10'0"
- 7. ATTACHED TOILET:**  
6'1" X 10'0"
- 8. MASTER BEDROOM:**  
15'11" X 14'9"
- 9. BEDROOM 2:**  
13'11" X 12'7"
- 10. TOILET 2:**  
8'1" X 6'1"
- 11. BALCONY 1:**  
8'8" X 13'5"
- 12. LOUNGE:**  
12'0" X 13'8"



# Level - 5

# SKY VILLA



## ROOM LEGENDS

### 1. LOBBY:

9'10" X 6'11"

### 2. TERRACE GARDEN:

54'4" X 12'7"

### 3. HOME THEATRE:

22'8" X 14'9"

### 4. TOILET:

6'1" X 10'0"

### 5. GYM/ MULTI PURPOSE ROOM:

15'5" X 14'9"



MAIN PATHWAY WITH PERGOLA



### Main pathway with pergola

A splendid pergola with an elegant waterway makes a grand entry to Beverly hills park. A cool and welcoming pathway to your residence enhances your mood. Main pathway connects the stunning outdoors and indoor alleys.

CHILDREN'S PLAYCOURT



### Children's Play court

The children's play court is just a few walks away from the villas with fun-loving play equipment. Children can get together, play games and have fun building up friendships. The play area is the best place for family and friends to enjoy quality time with the neighbourhood

PERGOLA WITH DECK



### Pergola with deck

The stunning and modern Pergola design with deck brings out an alluring view of the Beverly Hills entrance.

Ravishing Pergola design with climbing plant vines on elegant wood structures and Decorative post lights amazes inner senses.

CHILDREN'S PLAYCOURT - NIGHT VIEW



### Play doesn't stop after sunset

Kids can enjoy their playtime even after sunsets at illuminated Play court playing tennis, basketball etc with improved Physical activity.

Safer and Extended playtimes are now possible with high-performance lighting solutions like LED bollard lights at Beverly Hills villas.

ENTRANCE



### **Park Entrance**

Discover a hidden gem in the heart of our villa community. Our park offers a stunning entrance to an idyllic oasis, where you can escape from the hustle and bustle of daily life. Stroll along pristine walking paths, surrounded by lush greenery and vibrant flowers, and bask in the beauty of nature.

MAIN DRIVEWAY WITH MEDIAN PLANTATION



### **Main Driveway with Median Plantation**

Experience the grandeur of a luxurious arrival at our villa community. Our majestic driveway welcomes you with open arms, leading the way to a world of comfort and sophistication. Spanning over acres of well-manicured landscapes, this magnificent entrance sets the tone for the elevated lifestyle that awaits you. Drive down this picturesque path, surrounded by lush greenery and immaculate gardens, and feel your worries fade away. Discover the epitome of serenity and style at our villa community - where luxury meets nature in perfect harmony.

# TECHNICAL SPECIFICATIONS

## STRUCTURE RCC

Designed main structure to withstand wind & seismic loads.  
Used exposed bricks for esthetics.

## DOORS/WINDOWS/VENTILATOR

### Main door & Internal doors

Designer teakwood/hardwood frame with flush shutter fixed with reputed make hardware of SS of Hafele, Hettich, Ozone or equivalent brands.

### French doors & Windows

UPVC/aluminium sliding door with DGU/laminated performance glass to withstand wind loads, with designer hardware of reputed make Ventilators UPVC/aluminium ventilator

## PAINTING

Internal paintings are given Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer ( Wherever necessary) External Textured finish and two coats of weatherproof exterior emulsion paint of reputed make (Wherever necessary) is done all over. Parking area OBD paint over one coat of lupus( Wherever necessary)

## FLOORING

Living/dining Large format Premium vitrified tiles Master bedroom & other bedrooms. We provide 1200 × 1200 mm vitrified tiles of standard and reputed make/Wooden laminate flooring. Kitchen; 1200 × 1200 mm vitrified tiles of standard and reputed make. Staircase; All staircases Internally and externally are done with Granite flooring. Corridors; we provide 600 × 600 mm of vitrified tiles of standard and reputed make/Granite/Marble flooring as per your choice. Toilets; Anti-skid vitrified tiles of standard and reputed make are provided to make the best.

## KITCHEN

We give you a Polished granite platform with a superior stainless steel sink, with backsplash Utility area Provision for dishwasher and washing machine in the utility area along with RO water provision

## BATHROOM

Vanity type washbasin/countertop EW/C with concealed flush valve of reputed make. Single lever fixtures with wall mixer cum shower Provision for a heat pump in the utility area to supply hot water in all bathrooms Chrome-plated CP fittings of reputed make equivalent to Gessi All sanitaryware of Vitra or equivalent make

### **AIR CONDITIONING**

We have a Provision for split ac with copper conduit in all the rooms of the villament.

### **FALSE CEILING**

Toilets Gypsum/POP false ceiling

### **PLUMBING**

All over the villament, we have Plumbing lines with composite pipes/As specified by the PHE consultant

### **HOME AUTOMATION**

We offer the Provision to install Wi-Fi within the house, making your house embedded with the latest technology features.

### **LIFTS**

We have a High-speed automatic passenger lift from reputed brands like Toshiba/Mistubishi with rescue device options and a V3F facility for energy efficiency. The entrance of the lifts on every floor is made with Granite/marble/verified tile cladding.

### **SECURITY, SURVEILLANCE & BMS**

Solar-powered security fence to ensure security anytime  
Access control at the main gate with access card reader for every villa or every member of the villa Boom barrier operated with access card readers for premium security levels Boom barrier

near the entry to basements for restricted entry or to allow only owners vehicles. CC cameras around the campus for surveillance during day and night Building Management System for the complete building

### **WTP**

Water is treated to potable water standards centrally with no chance of water scarcity at the season of the year. Water meters for each unit ensures high sophistication and automation.

### **GENERATOR**

100% DG set backup with separate metering for each unit with auto mains failure feature

### **PARKING**

We provide 2 car parking for each family villa with extra space for a small car

### **LPG RETICULATION**

Provision for gas cylinder in the kitchen

### **WATER SUPPLY**

Hydro-pneumatic system with emergency tank provided for each family villa to ensure abundant water supply round the clock



## **WASTE MANAGEMENT**

Garbage chutes will be provided for every villament and centrally collected for better disposal

## **CLUB AND AMENITIES**

Multifloor clubhouse with superior amenities makes our Beverly hills villaments the best in the town. Grand entrance lounge A wide Entrance lounge with amazing interiors starts up the line-up of family villas, welcoming the families and guests of Beverly hills.

## **JOGGING TRACK**

Health, physical activity and fitness within the vicinity of the housing project. we have a spacious jogging track around the Beverly hills villas for great activities.

## **Temperature controlled swimming pool**

Great recreation to kids and adults on weekends and holidays. Automatic temperature controlling features of the water makes it luring at any time of the day.

## **Library**

Our clubhouse is tailored to accommodate the interests of all age groups. Senior citizens can hang out at Library reading books, newspapers and other journals. Kids can look for their interests other can academics.

## **Gymnasium**

The significant part of the clubhouse. with the best infrastructure and high-end equipment to ensure your fitness levels.

## **Children's play areas**

Kids can have lots of fun and outdoor activity in the play area. We provide a secured and hygienic children's play area with sturdy play equipment to suit the needs of children of all age groups.

## **Indoor games**

Separate halls available for indoor games like carroms, chess, table tennis etc

## **Multipurpose hall**

All the villa owners can conduct get otherers or any events with family or friends at the spacious multi-purpose hall with central ac and other provisions

## **Concierge**

Concierge is engaged to support the requirements of the clubhouse and check regular maintenance

## **Private theatre & conference room**

A cosy corner is created to office private theatre and conference room for simple meetings

**Aerobics/yoga/meditation room**

Uplift moods and attain mental health, peace at free space available with electricity and water supply to conduct activities for small groups.

**Maintenance/association room**

Separate association room to conduct monthly meetings or important gathers to discuss the well-being of the community

**Landscape garden**

A wide range of flowers and attractive plants are grown in and around the villas and pathways.

**Tennis court/Multipurpose court**

The multipurpose court is provided to play tennis, basketball or any other sport.

**Pantry**

Pantry is available at the clubhouse for recreation of the staff of the clubhouse and the owners of the villas

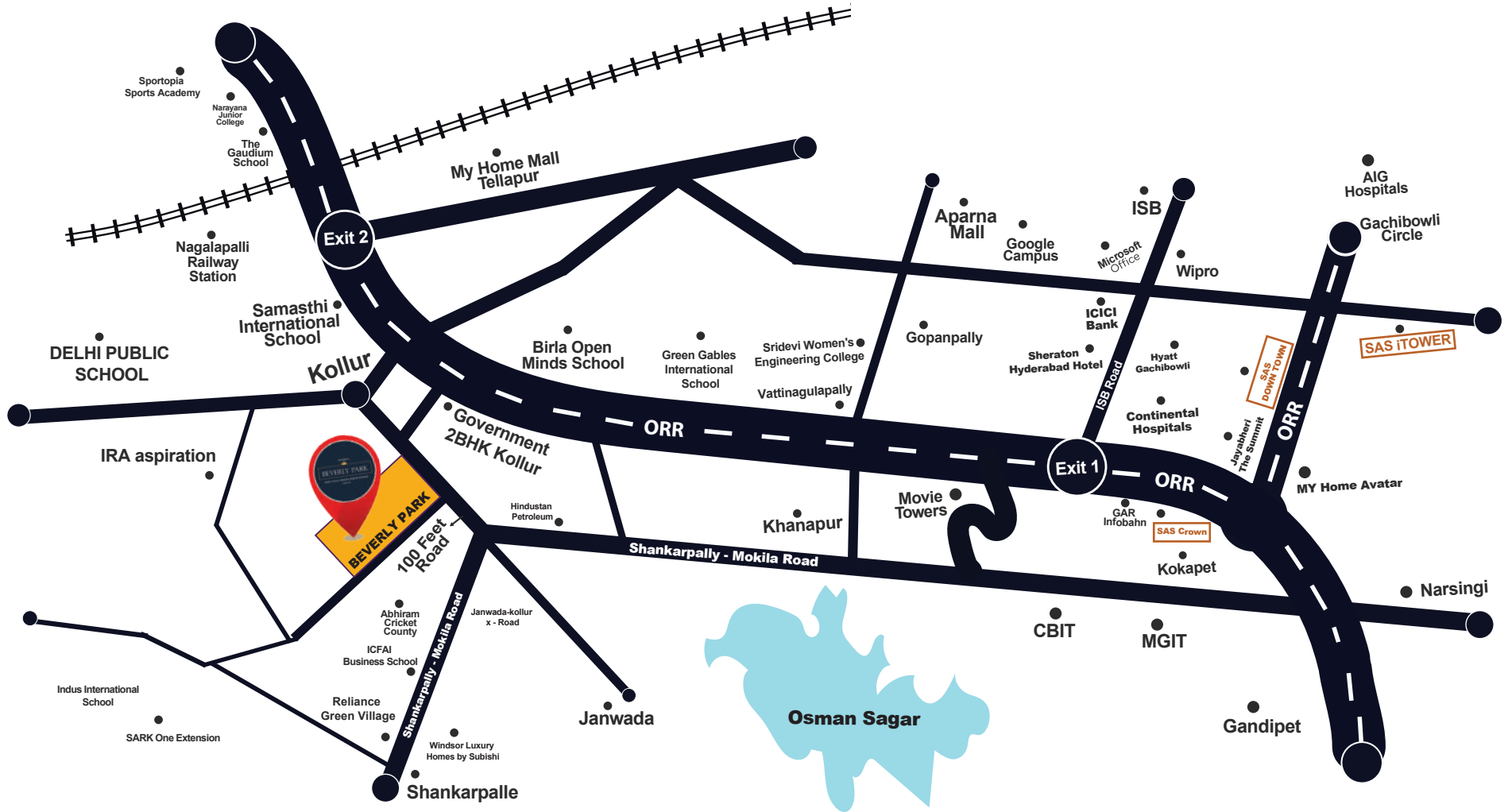
**Multipurpose hall**

A wide range of flowers and attractive plants are grown in and around the villas and pathways.

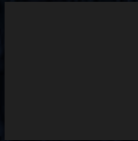
**Cafeteria**

Special cafeteria space is provided for refreshments

# LOCATION



THANK YOU  
MORE DETAILS



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