COMPANY

PROFILE

ABHIRAM

ABHIRAM

Build Your Dream Home

BUILD YOUR
DREAM HOME
WITH US


We
Build Your
DREAM HOME
ABHIRAM
Build Your Dream Home
One Brand for
On-Time Delivery

MANAGING DIRECTOR'S MESSAGE



"Abhiram Nirman Group is driven by strong values which guides all the stakeholders associated with the company. Customer centric approach, on time delivery, commitment to excellence, and value for investment are the pillars of our success and make us the preferred developer for many customers."

SREENU VALLAPANI
Managing Director



COMPANY PROFILE

OUR PHILOSOPHY

MISSION

The mission of Candeur is to be the most successful ,creative, innovative and people-oriented organization providing individual opportunity in real estate firm.

VISION

To be the leader in Real Estate in with renowned reputation of honesty, integrity, impeccable customer service, helping other and serving our Community.

VALUES

We serve our clients and community with honesty, integrity, knowledge and imagination to exceed their expectations and create win-win situations for all.

M/S ABHIRAM NIRMAN (INDIA) PVT. LTD. is an ISO 9001 – 2015 certified construction company based in City of Destiny, Visakhapatnam, Andhra Pradesh with over a decade of experience building and delivering the homes of your dreams. We have successfully built projects in midst of the city while providing modern living amenities to thousands of satisfied families.

The company was incorporated in April 2010 by **Sri. VALLAPANI SREENU and Smt. VALLAPANI MADHAVI** with the objective of creating a niche in the construction sector as a leading real estate developer. The company has undertaken several high-profile projects over the last decade and has been primarily developing Residential Apartments, Commercial Centres, Group Housing Projects, and Residential Layouts. The company prides itself on high quality of construction, remarkable execution and delivering onproject timelines. The Eleven projects undertaken by Abhiram Nirman over the last 10 years are a testament to that. The fact that some of our customers are repeat buyers of residential units in various projects attests to the high levels of customer satisfaction.

A decade of Building

To date the company has completed building projects with a built-uparea of 6,00,000 sq. ft. (approx.). With the completion of its latestand biggest project to date, the total constructed built-up area tothe credit of Abhiram Nirman will reach 18,50,000 sq. ft. (approx.) inthe very near future. The company's biggest projects to date are **Abhiram's Blue Heavens, Abhiram's Touch Stone Towers & Abhiram's ICONIC Towres** with total construction area of 3,50,000 sq.ft., 7,00,000 sq.ft.and 3,75,000 sq. ft respectively. These mega gated community projects constructed in Visakhapatnam City are home to 200, 384 and 280 residential units respectively.



The company relies on experienced management team, civilengineers, and construction staff to build and deliver projects thatsatisfy client requirements. We work with highly qualified and experienced partners (architects, marketing firms etc.) and suppliers who provide us with the best quality construction material. With thegrowing profile of our company, we have secured construction equipment such as tower cranes, transit mixers, trucks, and other construction machinery to be self-reliant. Further, in an effort to beself-sufficient and to ensure tighter quality control, the company has also invested and built **Ready Mix Concrete (RMC) Plant and a Brick Production Unit.** Today, the brick manufacturing plant and ready mix concrete plant cater not only for our internal building projects but are a source of supply for other construction companiesas well.

The Company is financially well managed and has deep relationships with leading financial institutions. The Company has a tie up all the projects with the State Bank of India.

The company is reputed for maintaining safety norms in dwellingapartments and as a recognition of the same the CREDAI hasawarded the company with **"ASWANI MRUDULA AWARD"** for theyear 2015-2016.



WE OFFER

The Best **REAL ESTATE**

EXPERIENCE
15 Years + Experience in Real Estate Sector

ACHIEVEMENTS
5 Awards won Till Now

CUSTOMERS
1200 + Happy Customers with Abhiram Nirman Family
&
Our Upcoming Projects with 500 Families

PROJECTS
12 Residential Projects was successfully completed along with 18,00,000 Lakhs + SFT
&
Our Upcoming 5 Projects with 500 Familiies consisting of 9,00,000 SFT

Call us : +91 913327 3338

www.abhiramnirman.com



OUR SERVICES

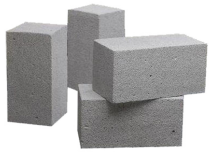
BUILDERS & DEVELOPMENT



Abhiram Nirman (India) Pvt. Ltd is a leading real estate developer in the city of destiny, Visakhapatnam. The company has been building top class Residential and Commercial spaces in vantage locations for over 15 years..

The pool-side clubhouse features three storeys of exquisitely designed lifestyle options. From well equipped facilities to memorable experiences, the clubhouse is perfect setting for celebrating life and rejuvenating yourself. Splendid designs of indoor games and a gymnasium that gives you gimples of prestine poll while you work-out.over 15 years.





ABHIRAM'S READY MIX PLANT

Abhiram Nirman (India) Pvt. Ltd Abhirams mixed plant set up best commercial Ready Mixed Concrete (RMC) plant in visakhapatnam . Ready Mixed Concrete (RMC) coupled with the promotion of bulk cement handling facilities have been responsible for redefining the pace and quality of construction activity in mega infrastructure projects. Small building projects and individual home builders seeking high levels of quality assurance can also now user in the same sophistication and value addition into their construction as some of India's mega projects using ACC RMC- at virtually no extra cost.

ABHIRAM'S FLYASH BRICK MANUFACTURING PLANT

Brick Manufacturing Plant Providing you the best range of automatic bricks manufacturing plant, bricks making plant, fully automatic bricks making plant, semi automatic bricks making plant,multifunction brick making plant and multi material bricks manufacturing plant with effective & timely delivery.

MANAGEMENT PORTFOLIO



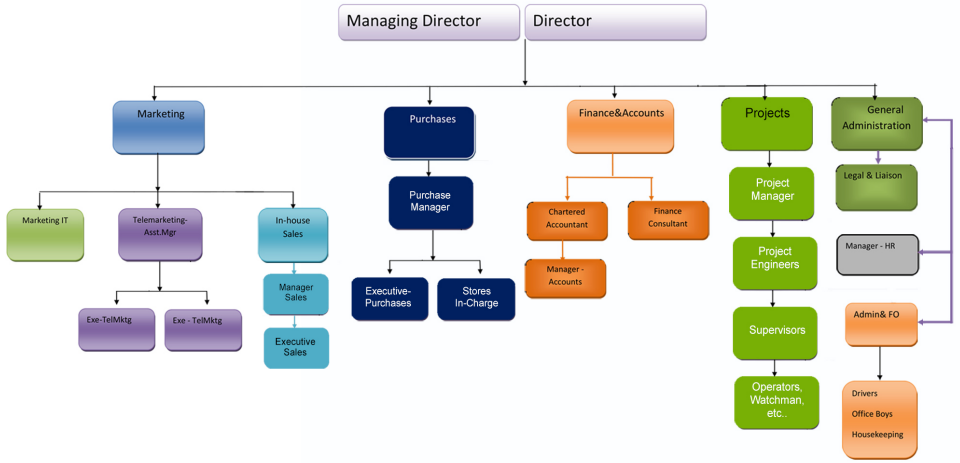
The Company is led by two Directors, **Sri. VALLAPANI SREENU and Smt.VALLAPANI MADHAVI** who are known for their expertise inbuilding and delivering residential and commercial projects with uncompromising performance.

Managing Director **Sri.Vallapani Sreenu** is a Post Graduate and had worked for around 10 years with various Public Sector Companies and Private Sector Companies before starting Abhiram Nirman India Pvt. Ltd. Hepossesses excellent management skills and administration experience, and is well versed with liaising with various Government Departments to get the necessary building approvals for construction projects. He enjoys the leverage of having completed multiple Housing Apartment Projects and Layouts and introducing state-of-the-art technology in each of the projects. Sri.V. Sreenu has today established himself as one of the top builders in Visakhapatnam and Coastal Andhra who is reputed for excellence inquality of construction and customer satisfaction.

The other Director **Smt. Madhavi** is a Graduate and has good management skills, particularly in the areas of customer relationships, office administration and corporate social responsibility. Smt. Madhavi has a through knowledge of construction activity.



ORGANIZATION STRUCTURE



WE BUILD YOUR DREAM HOMES

PREMIUM HOMES, PLESENT LIFE

ABHIRAM
Build Your Dream Home

OUR APPROACH

1 DESIGN

This is the first stage of a construction project, and once it is completed, it signals the beginning of the bidding process. In design-bid-build contracts, the owner chooses a contractor based on completed designs. In this stage, an architect or engineer first assesses the feasibility of the design based on regulations and codes of the building, the size of the building, and the amount of space. Then they creates schematic designs.

2 PRE CONSTRUCTION

The contractor is then paired with the project team, including a contract administrator, project manager, field engineer, and superintendent. Then the team gets the site ready for construction. They conduct a site examination, test soil, and identify any possible unexpected situations, like environmental challenges.

3 PROCUREMENT

The project team purchases the required equipment, materials, and labor. In other words, the procurement stage is when the team buys everything it needs to complete the project. On the other hand, for smaller projects, the superintendent may buy limited quantities of materials from local building supplies or hire a local laborer.

4 CONSTRUCTION & BUILDING

To kick off the construction phase, the superintendent will arrange a meeting with the subcontractors and material vendors to set the ground rules for working together. Then the team must get ready to start construction, completing activities like setting up temporary storage facilities, securing the site, developing a materials and handling plan, establishing safety programs, and more. After that, the team begins construction.

5 COMMISSIONING

Once construction is completed, the commissioning stage begins. There are two parts to the commissioning process. First, the project team must test the systems and equipment to make sure everything is working correctly before turning over the building to the owner. Then the team must train the owner's personnel in the operation and maintenance of the systems in the new building.

6 HANDOVER TO CUSTOMERS

When the owner moves into the new building, the warranty period starts. This ensures that all the materials, equipment, and building quality meet the expectations outlined in the contract.

This final phase ties up any loose ends. The team formally completes any remaining contractual obligations to finish the project.

Our Approach to Develop a Project

ABHIRAM
Build Your Dream Home

ONGOING PROJECTS

ANDHRA PRADESH REAL ESTATE REGULATORY AUTHORITY
AP RERA
REGISTERED NUMBER
P03430241963

ABHIRAM ICONIC TOWERS ATCHUTAPURAM

ABHIRAM'S ICONIC TOWERS

"282 No's 2&3 BHK Flats Mega Gated Community with 2 Blocks."

Our **ICONIC TOWERS** at Achutapuram is Abhirams flagship residential project with latest and modern features and specifications. It is located at three minutes walkable distance from the Junction. Away from buzz of Vizag city yet a potential destination and well connected. Though it is an affordable housing project, it boasts luxurious facilities in giving residents a life of ease of comfort.

AN ICONIC IDENTITY

The cosy 2&3 BHK Apparents are distributed across two towers of 6 floors each while the area of each east and west Facing apartment varies from 1065 to 1495 sft. The home will look pretty and gives iconic status besides evoking a feeling of contentment, a warmth and belonging. The apartments are meticulously designed . Comfortable living areas compliment the inviting environment and a well- ventilated spaces becomes a natural extension of your home. All apartments are Vasthu compliant ensuring harmony and peace with in the gated community which comes with a multi level club house and all essential amenities to meet every day needs.

VMRDA and RERA approved Mega housing project with cellar parking and without common walls. From proficiently designed kitchen areas living areas to cosy bed rooms - every thing is created to make your life pleasant. Avenue plantation , well designed entrance gate with 24 hours security with CC camera, apart from Generator power backup, rain harvesting pits. The out door refresh with extensive designed landscaping and lush plantation improve quality of life and creates a natural , a feel good environment.







ONGOING PROJECTS



ABHIRAM TS
imperio

DO **MORE.**
FEEL **MORE.**
LIVE **MORE.**

MALL LIKE SHOPPING EXPERIENCE

Abhiram TS Imperio has the luxury modern living standards which includes the artfully and architecturally designed wide balconies enabling the residents to enjoy the view.

G+1st Floor for Shopping | Double height entrance | Flexible floor spaces | Glass facade
Stunning elevation | Wide corridors | Seating areas | Elegant landscaping
Spacious parking | 100% Security & Power back-up | Property management system

ABHIRAM TS IMPERIO offers you a choice of Commercial Space & 3 BHK Luxury Apartments in an Ammacultely designed layout. ABHIRAM TS IMPERIO is trimpth of scientific planning and aesthetic design. Every apartment and the grounds make optimum use of space. In a bid to bring you close to nature, the accent is on letting natural light and breeze.

ELEVATE

Discover the ultimate urban lifestyle with spectacular luxury apartments, a glam-orous landmark building, and an unbeatable location

YOUR

Some homes evoke a feeling of luxury, unlike any other. Some homes evoke a feeling of the divine. Some, a sense of fulfilment, calm an sheer bliss. At your Abhiram TS Imperio home, you shall experience all of the above.

Welcome, To your blessed address.

LIFE



ABHIRAM
ANAND
At Seethammadara

YOU'RE A CLASS APART!

Project Highlights

GVMC-Approved Project
Premium quality Construction
Stilt + G+ 4 Upper Floors
Only 10 Apartments
All 3 BHK Apartments
West 4 Units - 2720 Sft
Est 5 Units - 2790 Sft
No Common Walls
100% Vaastu
24 - Hrs Water Supply
Stilt Floor Parking
24 - Hrs Security with CC Cameras

ONGOING PROJECT

A BOUTIQUE HOME WITH AN ATTITUDE

For all its plus points, Anand is a boutique project catering to only ten aspiring families. By no means they are smaller, the ten apartments are sprawling and feel like vertical bungalows. With only two apartments per floor, you're open to outdoors on three sides enjoying sunrises and sunsets and fresh breeze from generous sit-outs and balconies.



The terrace is supermely designed for community get-togathers, Thoughtfully built seating areas, chosen species of greenery and ambient lighting will enhance your mood. While the space is great for Yoga postures in morning, evenings come alive with parties that offer views of city lights and a distant seashore. The multipurpose hall is the right place for celebrating birthday parties and community dining.



ON GOING PROJECT

ABHIRAM'S
SOBHA SQUARE



ON GOING PROJECT

ABHIRAM'S
BLUE MOON



ABHIRAM
Build Your Dream Home

Few of Our **COMPLETED PROJECTS**





ABHIRAM'S
TOUCHSTONE TOWERS
AT KURMANNAPALEM, VIZAG

GET MORE | LIVE MORE



BEST OF BOTH WORLDS

Residential & Commercial

384 STYLISH APARTMENTS

The mega address with a home that comes with recreation, shopping and restaurant attached.

15-FLOORS HI-RISE
MEGA GATED COMMUNITY

PROJECT-HIGHLIGHTS

- GVMC Approved Mega Residential & Commercial Project
- 15 Floors Towers with connecting bridges at alternate floors
- Deluxe quality construction
- 384 Hi-end 2 & 3 BHK Apartments
- 1200 SFT to 2100 SFT areas
- East & West facing Apartments
- No Common Walls
- 100% Vastu Compliant
- Hi-end specifications
- Extensive Designer Landscaping
- Lush Green Parks
- Jogging Track
- Grand Designer Entrance gate
- Temple
- Tot lots & Children play areas
- Water bodies
- 21000+ Sft Clubhouse
- Sewage Treatment Plant
- 24x7 Security with Intercom, CC Cameras
- 2-Level parking
- Good ventilation for cellar parking
- Generator back-up for common areas
- Experienced Builders

ABHIRAM
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A FEW OF OUR COMPLETED PROJECTS

ABHIRAM'S Blue Bay Towers
Chinna Waltair

Project Location:
Chinawaltair, Visakhapatnam



ABHIRAM'S
Blue Heavens
a refreshing new life

Project Location:
Aganampudi, Visakhapatnam



Abhiram's
Kings Court

Project Location:
Gajuwaka, Visakhapatnam



Abhiram's
RAGHAVA ENCLAVE

Project Location:
Madhurawada, Visakhapatnam



ABHIRAM
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OUR UPCOMING PROJECT

A COMMERCIAL CUM RESIDENTIAL MEGA GATED COMMUNITY

AT KURMANNAPALEM, VISAKHAPATNAM



ABHIRAM
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Projects Summary

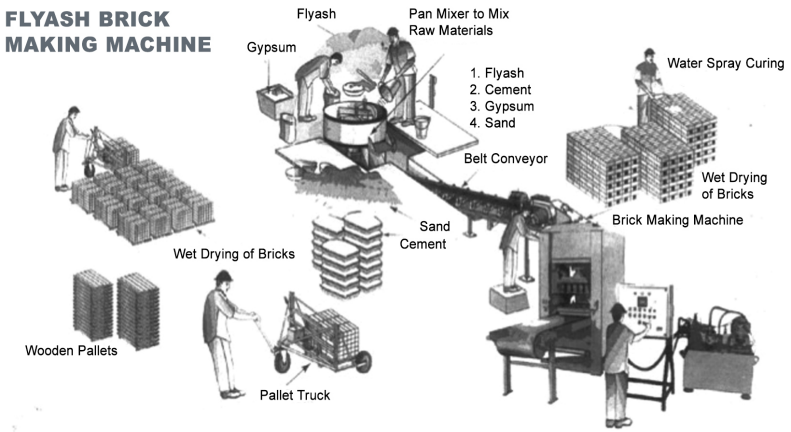
Description	No. of Projects	Total Area in Sq. Feet
Completed Projects	10	12,93,892 Sft
On Going Projects	5	4,87,082 Sft
Up Coming Projects	3	6,89,963 Sft
Total:-	**18**	**24,70,937 Sft**

ABHIRAM'S MANIFACTURING

ABHIRAM'S READY MIX PLANT



ABHIRAM'S BRICK MANIFACTURING PLANT



















ABHIRAM

Build Your Dream Home



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