

**ALIENS** GROUP



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TEXAS A&M

**“Property development just doesn't happen. It begins with the courage and conviction to challenge the ordinary and balance the same with excellence and expertise.”**

It was this forethought that laid the foundation and genesis of Aliens Group. Since its inception in 2003, the Group has come a long way in redefining the cityscape of Hyderabad through residential townships, commercial complexes, retail malls, hotels and SEZs.



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Aliens Group is a construction and infrastructure company headquartered in Hitech City, Hyderabad. The group promotes three organisations- Aliens Developers, Aliens group Infra And Aliens Infratech.

Aliens Group was founded in the year 2003 by two futuristic visionary brothers - Hari Challa and Venkat Challa who are committed to revolutionising the urban landscape of Modern India. The group is steadfastly becoming one of the prime players in Hyderabad's real estate market, with a land bank of over 800 acres and mega projects in prime zones. Today, Aliens group is executing projects worth INR 5000 crores with an unparalleled growth rate of 300% in the year 2007-08.

In a short span of four years, Aliens Group is one amongst the Top Tier Real Estate Players in Hyderabad. This is a far cry from the competition who've spent decades to gain such momentum. This impetus of quick and substantial growth drives us towards the vision of being a part of the Top 5 Infrastructure Companies of India by the year 2015. Since inception, Aliens Group has grown from a less than 50 employees to its current strength of over 500+ staff members.

# About Us

**M/s Aliens Developers Pvt Ltd:**

Promoted in March 2006 by Hari Challa and Venkat Challa, the company focuses on the residential and commercial segment. The promoters entered this business in the year 2003 through a partnership firm by the name Aliens Group Constructions and later through the other Group company namely Aliens Group Infra Pvt Ltd. Buoyed by the experience and success of five projects of various sizes in the first 5 years, the promoters envisioned the mega project Aliens Space Station 1. The overwhelming response this project received, encouraged the promoters to envisage Aliens Space Station 2 and Aliens Hub, in the upcoming New Hyderabad in the Shamshabad zone.

**M/s Aliens Group Infra Pvt Ltd:**

A promoter Group company, it was incorporated in November 2004 and started operations from 2005 in the residential segment. It has successfully executed four projects, the fourth one being in the final stages of handing over.

**M/s Aliens Infratech Pvt Ltd:**

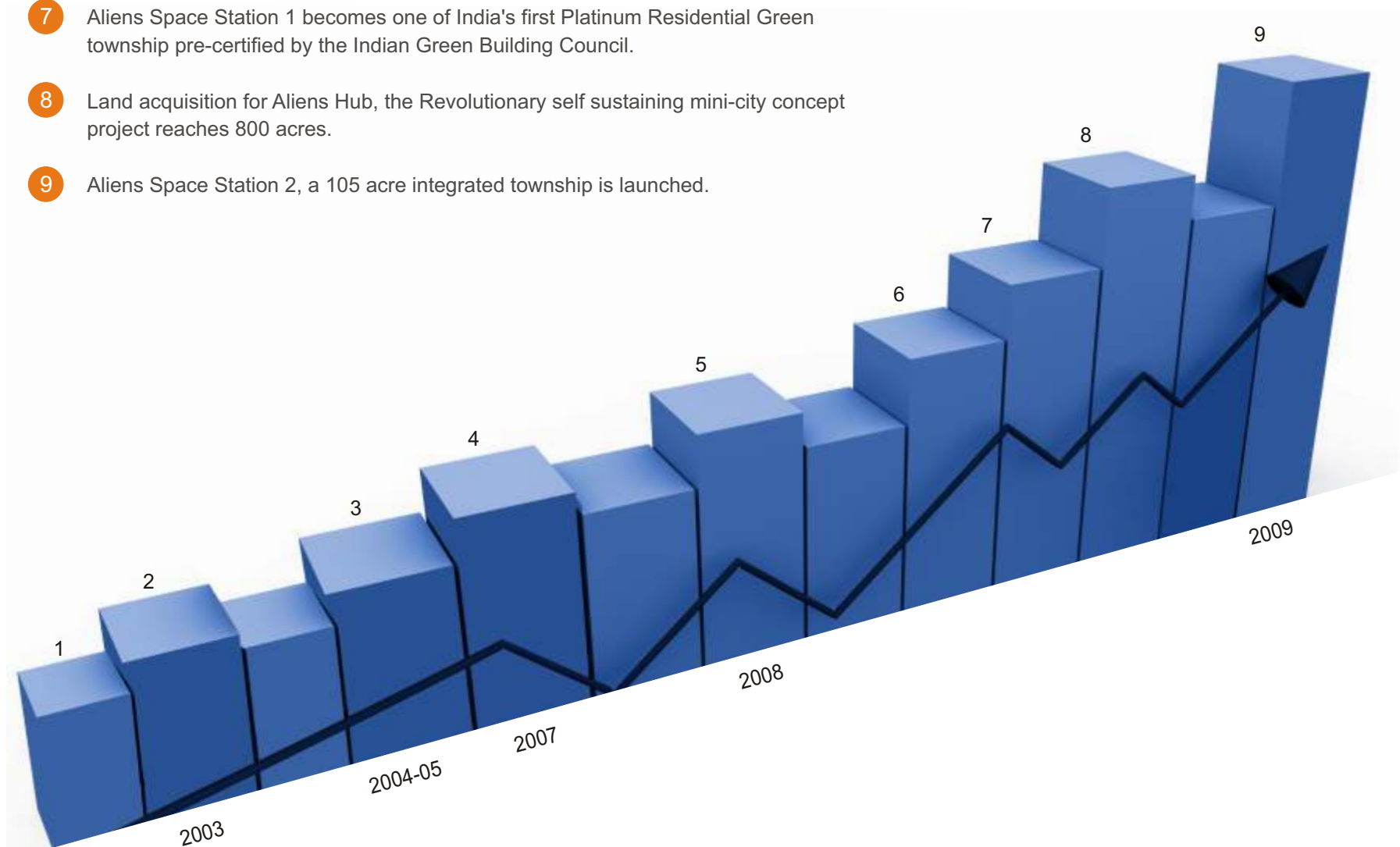
Aliens Infratech Pvt Ltd was incorporated in January 2008. The company represents Aliens Group's foray into the Infrastructure segment, in line with the vision of bringing about an urban revolution. Our ongoing large-scale residential projects, ranging townships to satellite city gave us the impetus of foraying in to infrastructure sector. Aliens Group has a robust team in place capable of handling sizeable infrastructure projects including large building structures, irrigation canals, roads and heavy civil construction.

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# The Group

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- 1 Aliens Group comes into existence.
- 2 Aliens Venus & Aliens Fast track Apartment projects are successfully delivered.
- 3 Aliens Blend Completed & Handed over.
- 4 Aliens Group becomes the first developer in AP to be awarded with permissions for construction of 30 Floor high rise Residential Towers for its landmark project 'Aliens Space Station 1.'
- 5 Aliens Valley & Aliens Elite handover begins.
- 6 Construction of Aliens Space Station 1- 30 floor Residential towers begins.
- 7 Aliens Space Station 1 becomes one of India's first Platinum Residential Green township pre-certified by the Indian Green Building Council.
- 8 Land acquisition for Aliens Hub, the Revolutionary self sustaining mini-city concept project reaches 800 acres.
- 9 Aliens Space Station 2, a 105 acre integrated township is launched.



# Key Milestones

## PRESENT ACTIVITIES

### RESIDENTIAL

Apartments | High-rise Condominiums | Villas | Row Houses | Farm Houses

### COMMERCIAL

IT Parks / Bio-tech Parks | SEZs | Commercial Spaces

### RETAIL

Malls | Food Courts | Hypermarkets

### HOSPITALITY

Service Apartments | Hotels

### RECREATION & SPORTS

Holiday Resorts | Sports Resorts | Aero-Modelling | Golf course | Flying club

### ENTERTAINMENT

Theme Parks | Multiplexes

### SOCIAL

Educational Institutes | Hospitals

Portfolio



"The spirit, the will to win and the will to excel are the things that endure. These qualities are so much more important than the events that occur."

- Vince Lombardi



Our key selling proposition is to approach each development as a unique project in its own sphere. Quality, service, prime locations, innovation and modern design trends is innate to every construction activity ventured into by Aliens Developers. Architectural design and finishing, the development's density, the property's interior specifications – all are designed specifically for their singular location. This approach results in building homes that are strikingly bold, contemporary and yet catering to varied lifestyles.

Strong support from internal teams such as the Care Team, Support Team and Property Management Team help us provide the right convenience and buying comforts to our customers.

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# Projects

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**ALIENS**  
**SPACE STATION™ 1**  
GACHIBOWLI - TELLAPUR, HYDERABAD

RESIDENCES



SHOPPING MALL



OFFICE SPACES

Brand 'Space Station' is all about integrating the modern day concept of **'Live. Work. Play.'** in its smartest form targeting the urban mindset.

Located in Gachibowli-Tellapur, Aliens Space Station1 offers 30 floors of "Intelligent Living" in close proximity to the city's hottest developments, such as the IT zone, financial sector, hospitality services and the upcoming US consulate – all of which are located at just a stone's throw away.

## PROJECT MIX

### Total land coverage:

Open Area:	80%
No of Towers:	13
No of Floors:	30
No of Apartments / Floor:	06

### Residential Mix:

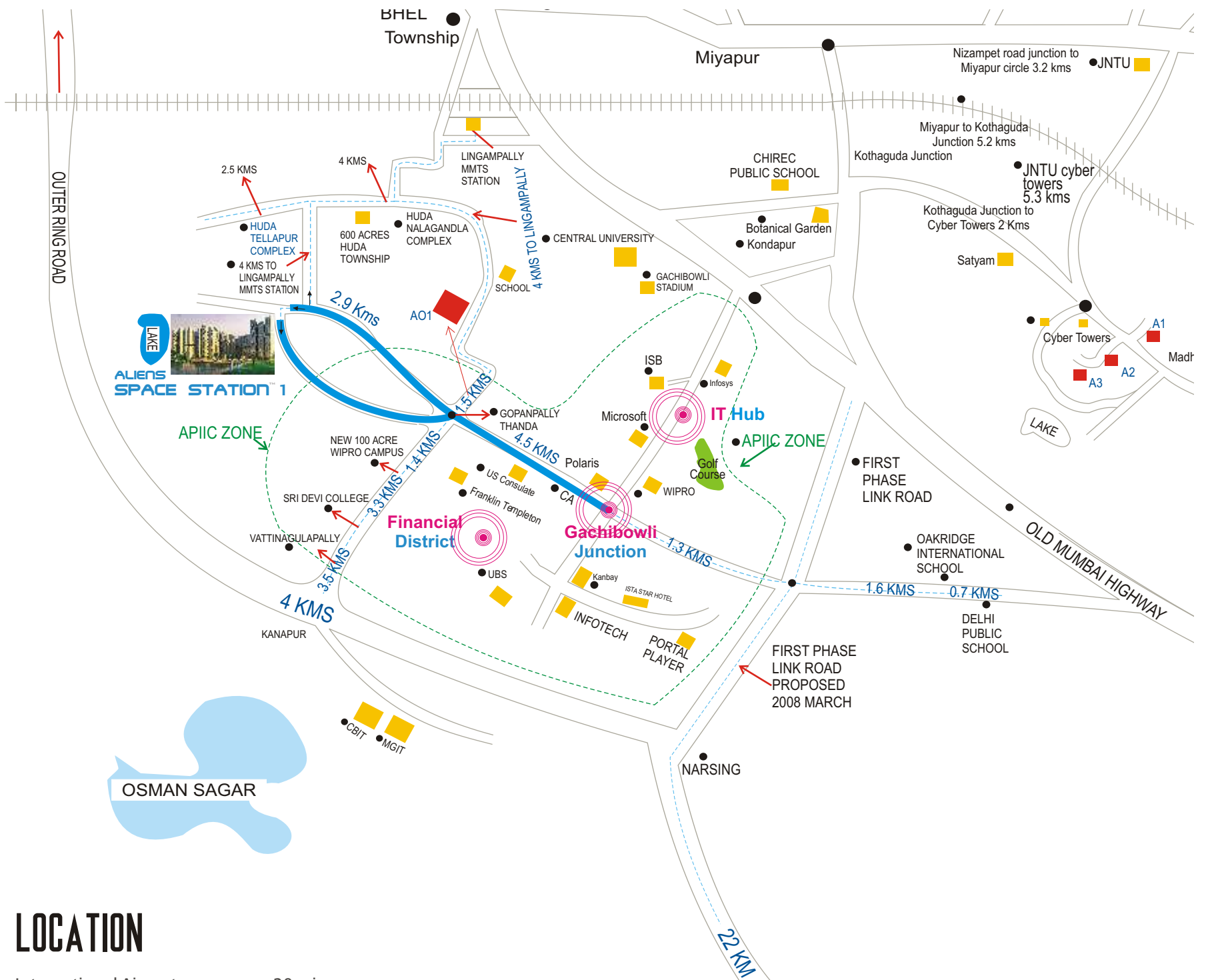
Two Bedroom:	1200+
Three Bedroom:	1300+, 1500+ 1800+, 2000+ 2200+ & more
Duplex and Penthouse:	3000 - 7600+

### Commercial Mix:

Retail:	1,00,000 Sft
Multiplex:	65,000 Sft
Service Apartments:	1,50,000 Sft

CLUB HOUSE

SPORTS AND LEISURE ZONE



## LOCATION

International Airport	20 mins.
Hi-tech city	10 mins.
Gachibowli	07 mins.
DPS, Oakridge Schools	10 mins.
ISB, IIT, HCU Institutes	05 mins.
Outer Ring Road	07 mins.



SHAMSHABAD  
INTERNATIONAL  
AIRPORT

Following table shows the major economic infrastructure around SS1 with their travel distance and travel time.

## ECONOMIC

Sl. No.	Major Industries	Travel Distance (km)	Travel Time (mins)
1.	Hi-tech City	5 km	10 min
2.	Mind Space	6 km	12 min
3.	Financial District	7 km	15 min
4.	Software Park-Infosys	8 km	15 min
5.	Knowledge Corridor	5-10 km	10-20 min

## URBAN

1.	Outer Ring Road	3 km	7 min
2.	Express Highway	5 km	10 min
3.	Lingampally MMTS Railway Station	5 km	10 min
4.	Airport	20 km	40 mins

## SOCIAL

1.	Indian Institute of Technology	7 km	15 min
2.	International Institute of Information Technology	7 km	15 min
3.	JNT University	15 km	30 min
4.	Care Hospital	15 km	30 min
5.	Apollo Hospital	12 km	25 min

## LEISURE

1.	ISTA Hotel	7 km	15 min
2.	Emmar Golf Course	7 km	15 min
3.	Hitex / HICC	5 km	10 min
4.	Golconda Fort	12 km	25 min
5.	Taj Group of Hotels	15 km	30 min

Low Energy Kitchen Units/ Appliances

Water Efficient Fixtures

Low Energy Lighting

Natural Topography /  
Landscape

Rain Water Harvesting

Maximised Day Lighting &  
Cross Ventilation





Controlled Heat Island Effect On Roof

Sky Gardens

Hybrid Car  
Charging Points

Soil Erosion Control

80% Open Area

(Carbon Monoxide Sensors)  
Air Quality Control system in Basement Parking

## INTELLIGENT HIGHLIGHTS

- Strategically Located:
  - 07 mins to Gachibowli
  - 10 mins to Hitech city
  - 20 mins to International Airport
- First in the city with 30 floor Residential Towers
- One of India's first 'Platinum' rated Green Township pre-certified by IGBC
- Advanced Home Automation Features and Systems in each Apartment
- Sky Gardens & Sky Lounges
- Mini Golf Driving Range
- Wi-Max enabled Township
- Lake view Apartments
- Indoor Squash & Basketball Courts
- 3 Swimming Pools
- Multiplex & Retail Zone



Fire, smoke, gas detection system

# HOME AUTOMATION:

Security surveillance camera outside the main door

Pre-fitted Home Automation Panels with Video Security

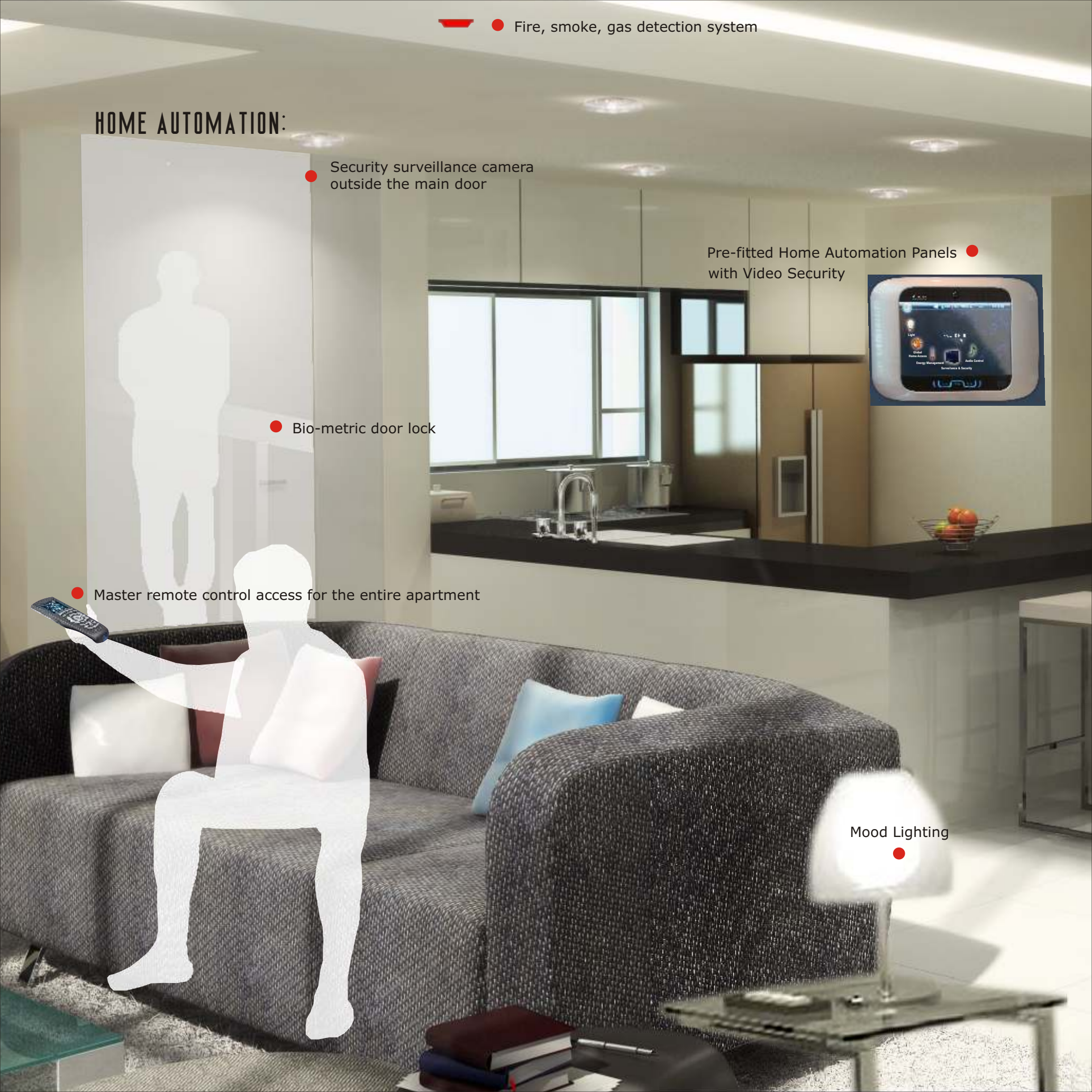


Bio-metric door lock

Master remote control access for the entire apartment



Mood Lighting





# PROJECT HIGHLIGHTS

## ADVANTAGE SPACE STATION 1

### Lifestyle:

- Touch Pad controlled switches, fully integrated automation systems for:
  - Mood Lighting
  - Appliance controls
  - Entertainment systems
  - E-commerce for in-campus facilities
- Remote Access to the automation system - the facility to operate any appliance or security system in the flat anywhere in the world, using the internet
- Shopping

### Security:

- Access Control: Video Streaming of visitors from main gate; visitor picture or video sent to inbox of resident
- Biometric locking system to enable authentications for inhabitants & service personnel and the timing of their access
- Video Surveillance: Comprehensive security system with motion sensor cameras
- Video intercom & video door phones
- Electrical fencing all around the complex

### Utilities:

- Automated billing of water, power & gas usage
- Letter box alerts inside the apartment
- Life button in each apartment
- EV Ready Car Parks (Electric Vehicle charging facility in each car park, controlled from the flat)
- Wi Fi Internet
- Maid Mode: Alert about maid logging in or logging out of the flat, and tracking of maid

### Safety:

- Gas leakage detection system
- Smoke detection system
- Fire alarm, wet sprinklers, rescue areas for every 5 floors
- Child tracking system
- Child Lock for the home automation system that can be varied depending on the child's age

## RECREATION FACILITIES

- Swimming pool
- Children's pool
- Jacuzzi
- Squash courts
- BBQ Pavilions
- Gymnasium
- Clubhouse with Multi-Purpose room & function room
- Fitness Stations
- Children's Play Areas
- Male and Female changing rooms with steam room
- Jogging Track
- Shuttle court
- Mini-Mart
- Water Features
- Indoor basketball
- Skating rink
- Table tennis, carroms, chess
- Pool

## AUTOMATION HIGHLIGHTS

### Wake up:

Wake up like a king, with an alarm singing your favourite tune, and lighting coming on to make you feel its time to rise

### Morning Chores:

Instruct the tea maker to make your bed tea, at the touch of a button

### Leave home for office & school:

Your Hybrid Electric Car is charged and ready for you in your car park

After you leave, a visitor comes for you. From the main gate security, his photo is recorded and sent to your email inbox or you receive an SMS / MMS

### Forgot something at home?

You can turn off the geyser from miles away

You can control all appliances from miles away

You can enable and disable security systems from miles away

Landed in Malaysia for a short holiday. Let your paper & milk vendors know over the Building Management System

### Maid reaches late, and no one at home:

She can enter the house using her thumb print, if you allow her to

### Kids reach home:

They don't need keys to open the house, they only need their thumb!

The home is in CHILD MODE until you reach. They will have only limited access to kitchen appliances and the TV

Kids have a rocking time with the integrated entertainment systems. Rahul is listening to Jazz in his room, while the same entertainment system is playing songs from Don for Esha. 'Zoning Play' is in action

### You reach home:

Feeling tired and lazy. With one touch on the touch-pad screen, the home lights and entertainment system change the MOOD of the house

Before you refresh, you can swipe your finger on the touchscreen panel such that the microwave oven, geysers, airconditioner get ready to serve and pamper you

Kids playing in the Play Area downstairs. Keep an eye through video streaming shown on your touch-pad screen & TV

Visitor for you on the main gate. See him and talk to him on your touch-screen console

Control everything in your home with your master remote - from the AC in the living room, to the TV in your kid's room

### Everyone off to bed:

Sleep peacefully, without any fear of intrusion

No fear of fire or gas leakage

### Wake up in the middle of the night:

Lamp switches on upon seeing you walk

**ALIENS**  
**SPACE STATION™ 2**  
INTERNATIONAL AIRPORT, HYDERABAD

RESIDENCES

SHOPPING ZONE

OFFICE SPACES

The inauguration of the International Airport at Hyderabad opens up a new chapter in the growth and development of Hyderabad. SEZs, IT Parks, Amusement Parks and a list of mega projects mark the entry of New Hyderabad as a 'next generation city'.

Aliens Space Station 2 is located on the Srisaillam highway, at a distance of just ten minutes from the Shamshabad International Airport and is well connected with the Outer Ring Road which connects it to the IT and Financial hubs of Hyderabad. The project is a mixed development catering to the MIG and LIG demographics and will consist of residential belts along with other social and commercial infrastructure.

### PROJECT MIX

- High rise apartments - upto 15 floors
- Exclusive SoHo (small office home office) apartments
- Corporate office space, IT Parks
- Commercial and retail Zone
- Clubhouse with Indoor / Outdoor activities
- School and Hospital
- Service Apartment
- Star Hotel
- Location: Near International Airport
- **Residential:** 2000+ Apartments

CLUB HOUSE

HOTELS

IT SEZ

SCHOOLS



### ALIENS SPACE STATION 2™

Reserve forest



Devender Vidyalayam FAB CITY Rajiv Nanotech Park

Nishita Engg. College Mucherla IT Park

State Highway to Srisaïlam

Videocon Apparel Park

Kandukur Junction Kadthal

SEZ Zone

Maheswaram Junction

Manasapalli Village

Manasapalli Junction

NATCO Labs

Timmapur Junction Kothur Village

Hyderabad to Bangalore National Highway No.7 (6 Track Exp. Way)

N.G. Ranga Agricultural University Shamshabad Village

Kothuru Timmapur

Gacchibowli Junction

- INFOSYS
- WIPRO
- MICROSOFT



HITECH CITY

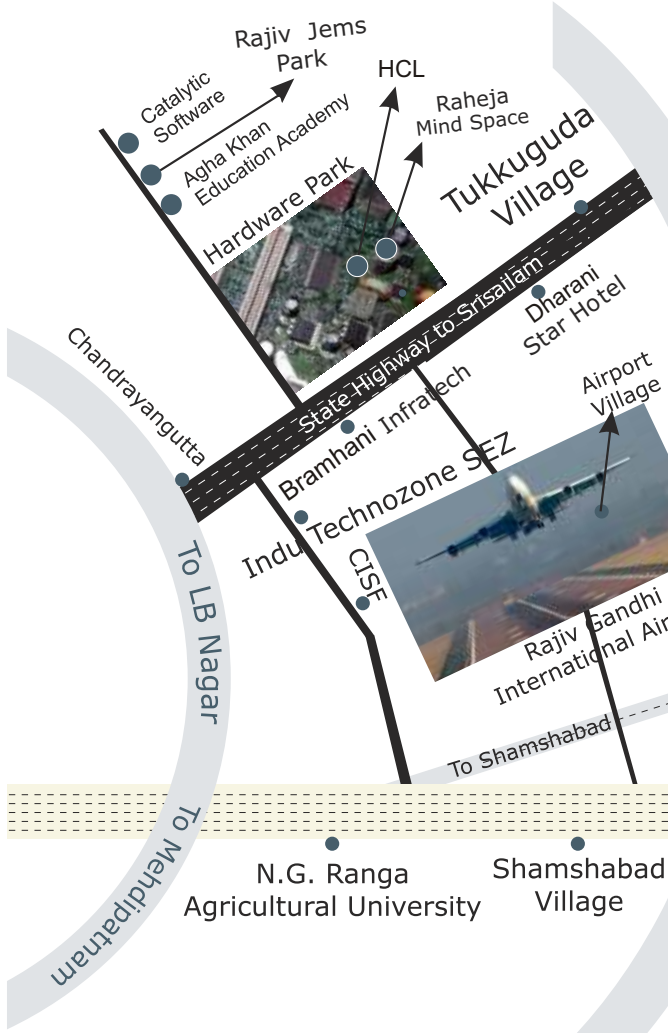
To HITECH CITY

To LB Nagar

Indu Technozone SEZ

To Shamshabad

156KMS OUTER RING ROAD



## **LOCATION:**

Shamshabad, the idyll location of tomorrow surrounds Aliens Space Station 2. Some of the most important highlights of Shamshabad are:

### **Shamshabad International Airport:**

Considered to be the largest airport in Asia in a span of 5400 acres, the Shamshabad International Airport is now operational in its 1st phase. The airport is supposed to cater to 7 Million passengers annually.

### **Outer ring road:**

One of the largest in the country, coupled with the express highway and the MMTS railway connectivity, it will connect Shamshabad straight to the IT developments of Gachibowli and Hi-tech city and other parts of Hyderabad.

### **FAB city:**

FAB city is India's largest silicon chip manufacturing facility. It is located in an expanse of 1,500 acres and is expected to generate 1.5 Million jobs by the end of 2016.

### **Software and Hardware Park:**

Spread over 5000 acres, the IT park for software and hardware development is located near Shamshabad.

### **Rajiv Gandhi Nanotech Park:**

Set in 50 acres in tie-up with a Korean corporate, Intellect Inc. The production of this facility is to commence shortly.

### **Mucharla IT Park:**

14 Kms from the International airport in 850 acres of which 200 acres has been allotted to DELL computers.

### **Special Economic Zones (SEZs):**

58 SEZs have been approved by the Government of Andhra Pradesh, where the following are in close proximity to Shamshabad:

Indu Techzone Pvt Ltd (IT/ITeS)  
J.T Holdings Pvt Ltd (IT/ITeS)  
Stargaze Properties Pvt Ltd (IT/ITeS/ Electronic Hardware)  
Brahmani Infratech Pvt Ltd (IT/ITeS)  
Aviation and Avionics SEZ by GMR group

### **International University:**

100 acres of land has been allocated to this University to attract the best talent from the country, and over 10,000 international students each year.

### **Textile Park:**

500 acres of land has been allotted to Sarode Hycot Textiles. This will be the largest Textile Park ever setup by the Central Government and will create job opportunities for at least 100,000 people by establishing close to 2000 Powerloom Units between 2008 and 2010.

### **Amusement Park:**

Asia's biggest Amusement park is sure to attract thousands of visitors and tourists and is located just a stone's throw away from Aliens Space Station 2.





### **The standout facilities on offer at Aliens Space Station 2 include:**

- Security: Bio-Metric with CCTV/Video Security System, Intercom for all flats
- Internet: Wi-fi access
- Club Island: Indoor/Outdoor amenities, Party Areas, 24 hrs AC Gym, Spa, Service Rooms
- High Speed Lifts: Each tower has 4 Hi-Speed auto-door passenger lifts
- Others: Complete lifestyle facilities with indoor / outdoor sports, 24 hrs security, travel desk, 24 hrs hospital contact, 24 hrs support service and a centralized laundry.
- Artificial Forest area
- Water veins running through the Project
- Amphitheatre
- SoHo (Small office Home office)
- Social Infrastructure - Schools & Hospitals









18 HOLE GOLF RESORT

AERO-MODELLING

RESIDENCES

In the heart of the New Hyderabad, is Aliens HUB- an unparalleled satellite city and city retreat resort spread over 1000 acres. It is located at 30 minutes drive from the Shamshabad International Airport and is well connected with the Outer Ring Road. The project will be developed in two phases, with a completion span of Three to Ten years.

### **Phase I: (0 - 3.5 Years)**

Golf resort:

International Standard, 18-hole Golf Course

City retreat sports resorts:

Luxury city retreat resorts with dedicated clubhouse and other facilities.

- Tennis & Squash Resorts
- 24 hrs AC Gymnasium & Fitness Club
- Horse-riding Club

Aviation Club with Airstrip

Fixed Based Operation:

Maintenance, Service & re-fuelling of Aircrafts

Aeromodelling club

Helipad

Off-site Corporate Training Centers, Business Centers

Plotting:

Land plots available from 500 sq. yards to 2000 sq. yards

Farms:

1100 sq. yards and more of farmlands available with farmhouse (optional) and plantation viability study (optional).

### **Phase II : (3.5 - 10 Years)**

Education Zone:

International Residential Schools, Colleges and other Community developments.

Corporate Zone:

Corporate Offices, IT Park, Biotech Park, Logistic Park, Research & Development Center, Non-Polluting Industries and SEZs.

Recreation:

Shopping Malls, Restaurants, Entertainment / Leisure Zones, and Water Sports Complex.

Infrastructure:

Self-sustaining infrastructure model where developments will be carried out by Aliens Group to maximise customer experience and match global standards.

Independent Houses/Villas :

Minimum 1000 sq. yards size with a 4000 sq. feet built-up area.

Apartments / Hi-rise Residences

**LUXURY GOLF VILLAS**

**HOTELS**

**IT SEZ**

**SCHOOLS**

1000 ACRES



BUSINESS PARKS  
+ CAMPUS

RESIDENTIAL

MEDICAL HUB

4 KM

CITY CENTER

SPORTS CITY

FLY IN HOMES

6.5 KM

ENLARGED  
MASTERPLAN



- >> **DIVERSE COMMERCIAL DEVELOPMENT:**  
CORPORATE OFFICES / COMMERCIAL SPACE / SHOPPING &  
MULTIPLEXES / SEZ / BIOTECH PARK /  
EDUCATIONAL CAMPUS / HOSPITAL / HOTEL



- >> **RESIDENTIAL OPTIONS FOR ALL:**  
HILL-TOP VILLAS / DESERT HOMES / GOLF VILLAS /  
FLY-IN HOMES / APARTMENTS / FARM HOUSES



- >> **SPORTS & LEISURE ACTIVITIES:**  
INTERNATIONAL STANDARD 18 HOLE GOLF COURSE & RESORT  
GOLF CLUB / SPORTS RESORT / CITY RETREAT RESORT /  
HORSE RIDING CLUB / CRICKET GROUND



- >> **HUB HIGHLIGHT:**  
RUNWAY STRIP / FBO SERVICES (FOR AIRCRAFT MAINTENANCE)  
AERO MODELING CLUB (FOR FLYING SPORTS ENTHUSIASTS)  
FLY-IN HOMES (EXCLUSIVE VILLAS AROUND THE RUNWAY STRIP)



- >> **ENTERTAINMENT & RECREATIONAL FACILITIES:**  
WATER THEME PARK / ENTERTAINMENT ZONES / RESTAURANTS /  
FOOD COURTS / MULTIPLEX / NIGHT CLUB



AN 'URBAN EVOLUTION'

Miyapur, Hyderabad

3BHK APARTMENTS



INTERIORS PACKAGE



AC GYM

Aliens Elite blends architectural imagination with a contemporary appreciation of design and community lifestyle. The project consists of 15 residential blocks with 5 floors per block.

It is located at Miyapur, close to the Hi-tech city and the IT/Financial developments of Gachibowli. Aliens Elite comprises of 330 flats in a mix of Three bedroom and Two bedroom apartments with per apartment area ranging between 1200 to 2100 sft..

Elite has an extensive array of modern day amenities like Remote-controlled electrical switches, Centralised LPG pipeline system, Sewerage Water Treatment (STP) plant, Glass elevators and 24 hrs video security cameras. In addition to all this, it also boasts of top of the line leisure facilities like an Air-conditioned Gymnasium, Tennis, Squash and Basket Ball Courts, Library, Coffee Lounge and Retail Outlets.

Handover of the project's Phase I has already commenced.

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**15 MINS. TO HI-TECH CITY**

**| SHOPPING ZONE**







### Apartment Features:

- 15 Minutes to Hi-tech City
- Close proximity to Schools, Colleges Hospitals, Restaurants, Convention Centre
- Only 4 Apartments Per Floor
- Intercom & Video Security for All Apartments
- Wi-Fi enabled Internet access
- French Windows with Float Glass for Balcony Wherever Designed
- Remote Controlled Electrical Switches
- RO System for Drinking Water
- Centralized LPG Cooking Gas Connection
- Standby Power of 1KVA per Flat for all Electrical Points
- Layouts Designed as per Vaastu
- Water Harvesting Pits (Recharge Ground Water)
- Solar Water Heater
- Sewerage Treatment Plant for 100% Recycle

**Phase I - Complete**



## 'URBAN EVOLUTION'

Miyapur, Hyderabad

Phase I Complete

APARTMENTS | CLUB HOUSE | COMMERCIAL

## ALIENS VALLEY

Gopanpally, Gachhibowli, Hyderabad

Project Completed - Handed over in 2008

VILLAS | APARTMENTS



## ALIENS BLEND

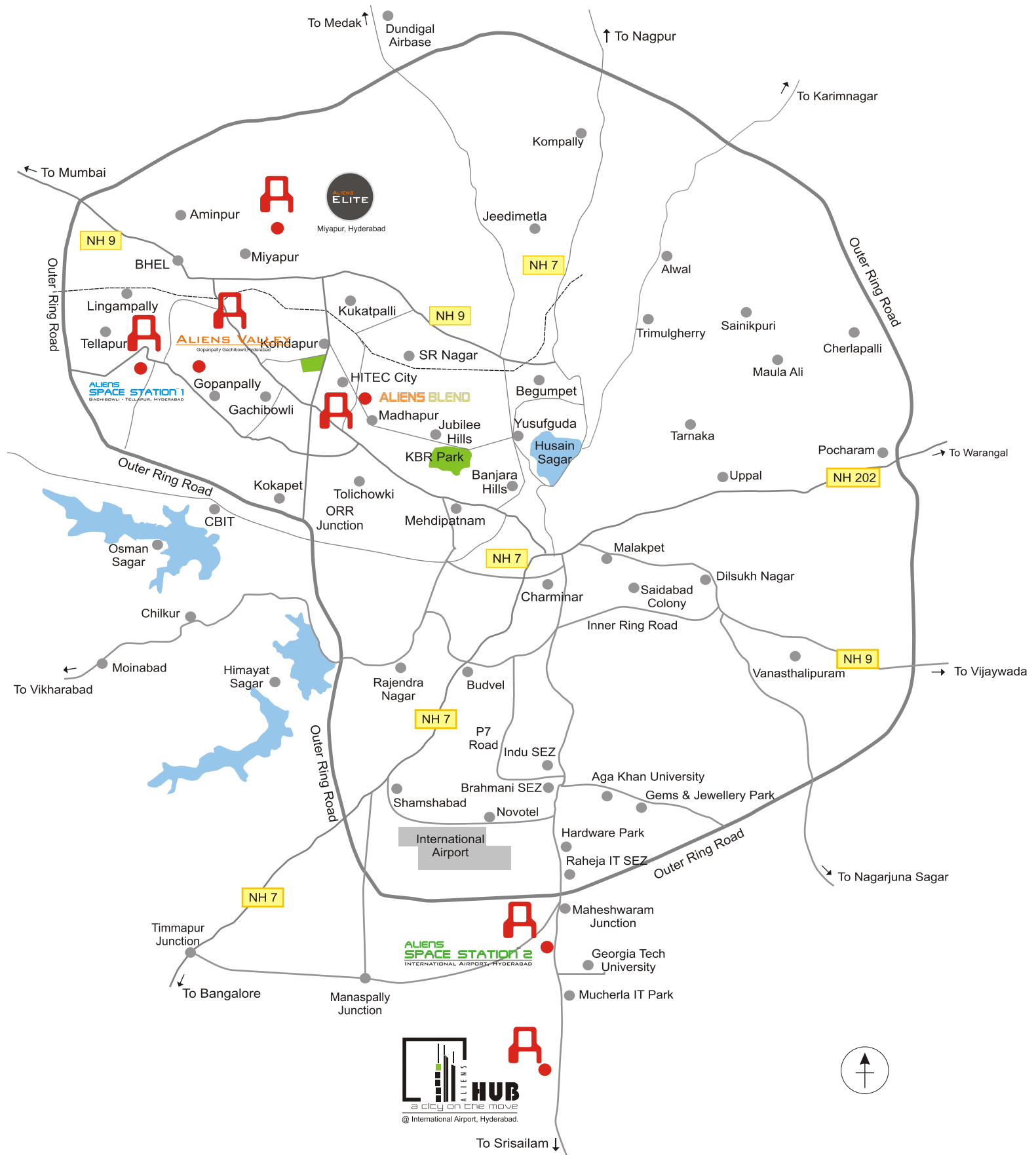
Madhapur, Hyderabad

Project Completed - Handed over in 2007

APARTMENTS



# Completed Projects



Founded in 2004 by two young visionaries, Hari Challa and Venkat Challa, the company has grown rapidly to its current strength of over 500 employees.



**Mr. Hari Challa:**

Young and forward thinking, Mr. Hari Challa is a Pilot by Profession with a keen sense of direction and a hands-on business acumen with strong emphasis on application of technological advancements and sophistications to urban living. Hari has successfully established "Aliens Group" and in a short span of time built an enviable track record & Brand Equity for the Group. His efforts have resulted in creating a corporate body that is developing properties of global standards against the other industry giants.



**Mr. Venkat Challa:**

Mr. Venkat Challa, armed with an M.B.A, has exceptional interpersonal and managerial skills, and is instrumental in transforming the vision of the company into reality. A hardcore professional with a keen eye for detail, he is responsible for successful completion of the first 5 Projects of Aliens group in Hyderabad. Today, he handles the conceptualisation and implementation of four mega projects worth INR 5000 crores.

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# Core Management

## VISION:

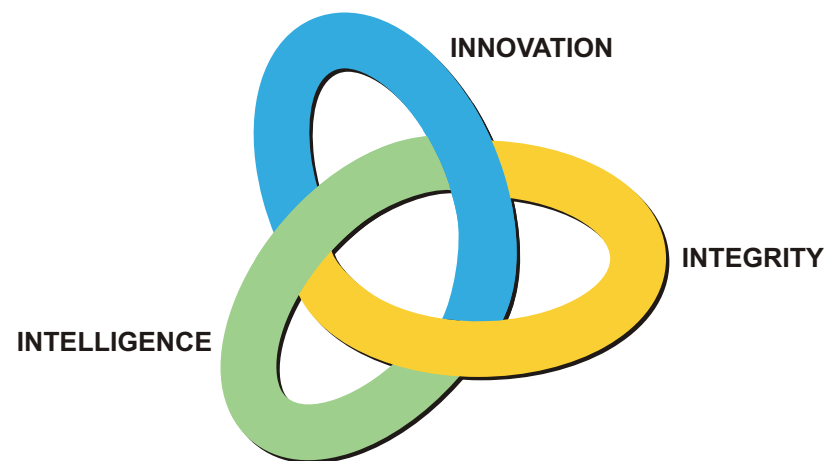
### 'URBAN REVOLUTION'

*Our vision is to bring about an 'Urban Revolution' by creating intelligent, innovative and sustainable communities that make modern life easier, healthier and more comfortable.*

## MISSION:

- Forefront the semantics of 'customer-centricity'.
- Grow investor value through strong execution of our commitments.
- Use cutting edge technology ahead of time in all our practices and deliveries.
- Focus on operational excellence and be leaders in cost-efficient property development solutions.
- Provide a distinct advantage to our suppliers and vendors and be their business associate of choice.
- Compliment technology with environment sensitivity.
- Be the trendsetter in profitability and growth for all our stakeholders.
- Be an adaptive, engaging, diverse and transparent organisation.

## CORE VALUES:



Vision



"It's amazing how much can be accomplished if no one cares who gets the credit."

-Blanton Collier

Our team includes out of the box thinkers who are driven by passion for bring in the change to the New India and believe in delivering the same through hard and smart work. A young and commitment-oriented team, the Aliens Team comprises of an impressive blend of IIM graduates and Engineering Specialists with a collective experience from Multinationals of great repute.

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# The Team

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Aliens group is proud to be employee-owned, with every employee approaching each project, task with a unique perspective. We have a robust team in place, with industry stalwarts and professionals from the best institutes and companies in the country.

**Mr. Naveen Mypala, Director**

Naveen Mypala, a commercial pilot, is a director in the company and a continuous source of inspiration. He plays a key role as one of the strategic planners of the organisation and brings with him a diverse business perspective in today's competitive environment.

**Mr. P Dhayalan, Director - Technical**

B.E. - Civil

Ex Regional GM – Shapoorji Pallonji, Ex Senior VP – Bharat Infratech,

Dhayalan has an ocean of experience in the engineering domain with 18 years in L&T Constructions alone. He has also worked with Reliance Industries, Nagarjuna Constructions and Shapoorji & Pallonji Company Ltd.

**Mr. Ankur Chaudhary, Sr. VP - Corporate Strategy**

IIT Delhi, IIM Calcutta

Ankur comes with 9 years of experience in Strategy & operations consulting and Venture capital at Deloitte Consulting and NIIT, He leads the strategy, corporate finance and transformation functions at Aliens.

**Mr. Kaza Rajesh, Sr. VP - Sales & Marketing**

B.E. - Mechanical, PGDM - IIM Lucknow

Rajesh adds immense value to the sales team with a collective experience of over 18 years. He has been associated with some of the well known MNCs such as Saint Gobain & NOCIL. He plays a vital role in the development and management of the marketing and sales team.

**Mr. Sushant Bala, VP - Finance & Accounts**

An IIM Ahmedabad veteran with 15 years of Finance & Accounting (F&A) experience, Sushant leads the F&A team and ensures that the necessary financial and budgetary controls are implemented.



**Mr. D M S Reddy, VP - Projects**

B.E. – Civil

With over 2 decades of experience in Planning & Execution of Mega Housing and Industrial Projects for premier construction companies in India, Mr. Reddy brings cutting edge Project Management expertise to our team. Prior to joining Aliens, he was the Head of Delhi region for Nagarjuna Construction Company.

**Mr. Samuel John Varghese, VP - Corporate Strategy**

PGDM – IIM Calcutta.

Samuel has worked as a Senior Consultant in the M&A Team at Deloitte Consulting. He brings with him professional expertise and invaluable experience from his previous assignments with niche consulting companies like MARCH, and also top rung Indian firms like Dr.Reddy's Labs and Nicholas Piramal India Ltd.

**Mr. Peri Vishwanath, VP - Transformation**

An IIM Ahmedabad graduate with 7 years of experience in Performance improvement and Process Re-engineering with IBM and HSBC. Vishwanath leads the process re-engineering and transformation functions.

**Mr. T Madhusudhan, GM - Planning**

B.Tech. – Civil, PGD – Concrete Technology & Design of Concrete Structures

Madhusudan has over 20 years of experience in the Design & Project Management function, having worked with L&T, Hanskonging Consulting Engineers & Architects, and Educational Consultants India. He has hands on experience of implementation of projects of mega residential complexes, viaducts, bridges, multi-purpose stadia, ports and heavy civil construction.

**Col. Ravi Swaminathan, GM - Business Liaison**

B.Sc. – National Defence Academy Pune, PGD in Senior Defence Management

After 26 top notch years of middle and senior level service in the Indian Army, Mr. Swaminathan brings his administrative experience to the corporate world. Prior to joining Aliens, he was heading the liaison and land acquisition function at Indu Projects.

In a short span of time, Aliens Group has assembled a highly skilled team of talented executives at Senior & Middle management level to handle all spheres of project development including project execution, marketing, finance, corporate governance and human resource management. The team is constantly working to escalating the company's performance by transforming the promoters' vision into projects and building the top and bottom line financial resource of the company.



### **Our Execution Strength:**

Strong execution is the key determinant in differentiating the performers from the talkers in today's real estate scenario. Mr. Dhayalan, who heads the execution team, has held high ranking positions in project execution with some of the biggest real estate developers in the India, including L & T and Shapoorji Pallonji.

The Projects Team is led by the rich experience of Mr. DMS Reddy, who has over two decades of experience with premier construction companies like Nagarjuna Construction Company Ltd, in execution of mega housing and industrial projects for demanding clients like DMRC and on prestigious projects like IIIT - Allahabad and IGIA Terminal 1A, New Delhi.

Mr. P Dhayalan, Director Technical comes with 18 years of Construction & Real Estate experience, he has worked with industry majors like L&T & Reliance Industries. Mr. T Madhusudhan, GM planning adds strength to our Design and Project Management Functions he comes with over 20 years of experience with industry majors such as L&T.

Our Projects wing is strengthened by the following specialised teams:

- Men: HR Manpower Mobilisation team
- Material: Material Management function for purchase optimisation
- Machines: Asset Management team for plant & machinery
- Design: There is an exclusive In-house Design team adds the additional strength to execution by the timely delivery of drawings.
- Planning: A dedicated Planning Team for attaining 'Speed with Quality'.

# The Specialists

Aliens group consists of processes and goal oriented team which plans, develops, executes and delivers the projects. An efficient team is considered as the vital support system for the growth and long-term sustainability of the company. As an organisation, we offer an atmosphere conducive to innovation, teamwork, trust and commitment for our people. Some of the key functional teams at Aliens Group are:

### Strategy Team

The team uses a variety of perspectives, models and approaches to structure and facilitate the organisation's strategic planning process. Goal-based planning, the model we use most often, starts by focusing on the organisation's mission, vision and/or values and then setting goals to work towards attaining them by developing strategies for achieving the goals, and finally formulating action plans.

The team is responsible for:-

- The development and review of the Company's corporate strategy
- The development and subsequent management of the company's annual planning process
- Business Planning
- New Business Expansion
- Strategic Partnerships
- Industry Trend Analysis

### Transformation

The Transformation team has its core structured around change management and understanding the architecture and functional capabilities of each team. The team plans and implements:

- Business Process Re-engineering Initiatives
- Cost Management Programs

### Care Team

A dedicated Care team looks into professional and value added customer servicing in an end-to-end manner. From the customer walk-in experience to every detail of the project delivery and post-sales service for the customer, the Care team takes care of it all. The teams works towards value driven customer experience and generating added good-will to the organisation.

### Market Intelligence

The Market Intelligence team works towards gathering information and know-how to know 'What and How' the customer will decide tomorrow. The data gathered by the team helps in accurate and confident decision making. It also helps in determining the market opportunity, market penetration strategy, and market development metrics. Some of the core features of the team are:

- Competitive Bench Marking
- Product Analysis

### Business Analytics

The business analytics team gathers and interprets data in order to make sound business decisions and to optimise business processes. The analytics team works towards:

- Management Dash Boards
- Functional Metric Analysis



Quality consciousness extends naturally at Aliens Group by hiring the services of domain leaders in their respective industries across the globe . Listed here are few of the association and partnerships that propel the vision of 'Urban Revolution' for Aliens Group.

SMC  
**ALSOP**

**SMC Alsop, London – Chief Architects and Planners**

➤ A leading European architectural, master planning & urban design company with offices in 15 countries

Projects across Europe, North America & Far East:

- The Cardiff Bay Visitors' Gallery
- Clarke Quay in the historic quarter of Singapore
- Peckham Library (building of the year 2000)
- College of Art & Design, Toronto



**Ranhill**

**RANHILL, Malaysia – Mechanical, Electrical and Plumbing Consultants**

➤ Malaysia's premier engineering corporation, contributed significantly to the building of new Malaysia

➤ Prestigious projects including:

- Petronas Towers, Kuala Lumpur
- Kuala Lumpur International Airport
- Malaysia-Singapore Second Crossing

**MEINHARDT**

**MEINHARDT, Singapore – Structure Engineers**

➤ Established- Australia 1955, now operates in 4 continents; Leading global provider of planning, engineering and technology services

Major infrastructure projects include:

- The Sail @ Marina Bay, Singapore
- Albert Court, Singapore
- One Raffles Quay, Singapore
- Rialto Towers, Melbourne



**DAVIS LANGDON & SEAH Consulting, Singapore - Cost Management Consultants**

➤ Established in Singapore in 1934, and operating across SE Asia

➤ Quantity surveying, project management, specification consultancy & value management services

Major Projects:

- ANZ Campus
- Radisson Hotel, Bangalore
- IBM Phase 1, Noida
- Ascendas Avesthagen

# Partners and Consultants



#### **Duffill Watts, New Zealand – Traffic Management Engineers**

- A multi disciplinary consulting practice operating in New Zealand, SE Asia & Middle East
- Clients drawn from across the private & public sector across infrastructure sub-sectors
- Major projects include:
  - Aircraft hangar design projects in Thailand, Malaysia & Taiwan
  - Large bridges in Phillipines & Malaysia
  - Large Industrial Projects in Vietnam
  - Transportation & Infrastructure projects in Iran
  - Synergy Infra Consultants, India – Value Engineering

#### **Ernst & Young**

#### **Business Advisory, Project Feasibility & Research Analysis**



#### **Peridian Asia Pte. Ltd. - Landscaping Architects,**

- Established in 1951, with operations across the globe
- Accredited with thousands of successful projects worldwide, ranging from intimate gardens to mega master plan communities
- Award winning projects include:
  - Shanghai Gardens – Shanghai
  - Lake Las Vegas – Nevada
  - Hokulia – Kona, Hawaii
  - Han Hong Gardens – Beijing, China
  - The Mesa at Summerlin – Las Vegas



#### **SYNERGY INFRA CONSULTANTS, India (Value Engineering Consultants)**

A team of experienced and Professional engineers in the Consultancy of MEP services like electrical distribution, networking, HVAC, water supply systems & safety systems like fire fighting/fire alarms and security systems -

- Major projects completed by Synergy include:
  - Cognizant Technology Solution at Vannenburg IT Park, Hyderabad
  - Virtusa Software, Hyderabad
  - ADP India Ltd, Hyderabad
  - DELL Computers, Hyderabad
  - GE Capital, Hyderabad
  - Qualcomm Data Centre
  - Satyam Computers

## Industrial Body Association:



Confederation of  
Indian Industry



Member of FAPCCI

**FICCI**



## Our Bankers:





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