









Surpassing many a milestones across the by lanes of commitment and Honesty - the Journey of Wellfare is Spectacular. After dwelling deep into the roots of multiple states of India and beyond the boundaries of the country Wellfare - today is a brand. Masterminded by a visionary **Dr. Vijay** Prasad Malla, Ex MLA & Director, Wellfare Group of Companies - a humanitarian by nature a hard core businessman by attitude and a leader from the core. Wellfare as a Group is diversified into varied fields of profit making ventures but the heart and soul of the organization exists in Real Estate. As many as 200projects are being promoted by Wellfare and made available in major states of India and many more are linedup to hit the market soon.

Malla Vijag Pragad



5000 Sq Yds Premises | 124 Two & Three BHK Luxury Apartments



It takes more than just brick and mortar to build dwellings. A love for life and living life to its full plays lead role. With no room for compromise, the beautifully crafted apartment homes are a testimony to the high degree of quality we subscribe to. A rare obsession to carefully create comfort is evident in every square foot of this wonderful premise.





SURROUNDED BY VERDANT SIMHACHALAM RANGE EASTERN GHATS,

Quiet & Pleasant Niche

The beautifully crafted apartment homes are a testimony to the high degree of quality we subscribe to. A rare obsession to carefully create comfort is evident in every square foot of this wonderful premise.



TYPICAL FLOOR PLAN

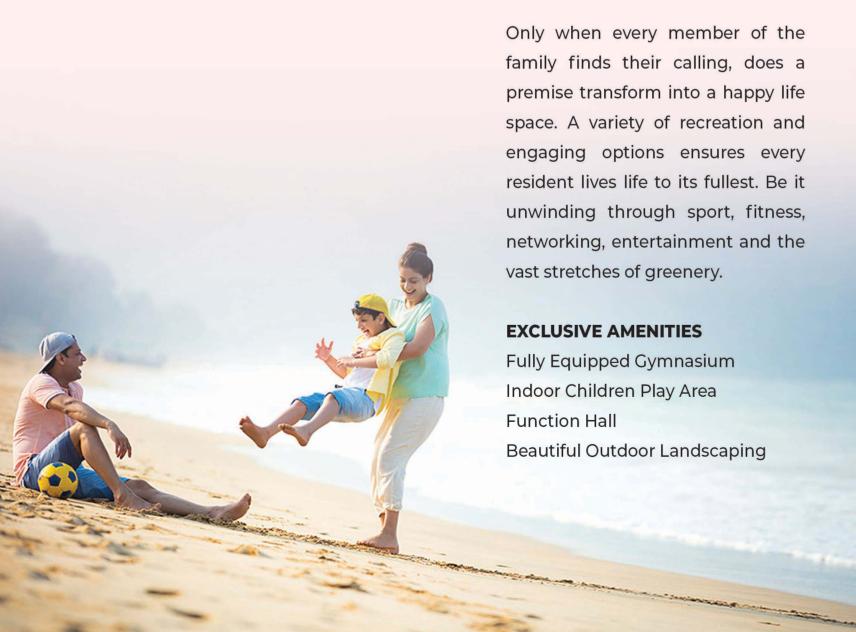








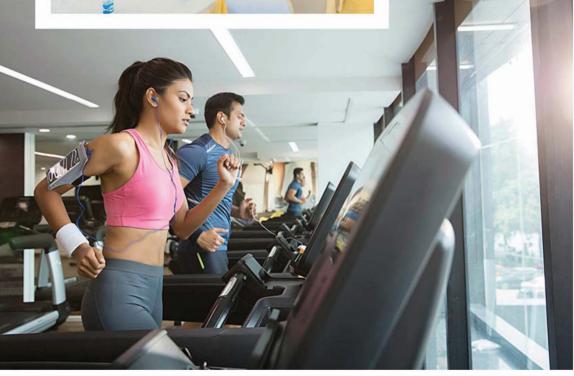














PROJECT HIGHLIGHTS

GVMC Approved project

5000 Sq Yds Premises

G+7 Levels

124 Two & Three BHK Apartments

827 - 1733 Sft areas

East & West-facing Units

Deluxe quality construction

No common walls

Vastu compliant

Jogging track

Elegant Designer landscaping

2 Level Parking

24hr Water supply

24hr Professional & Electronic Surveillance

100% Power Back-up

SPECIFICATIONS



FOUNDATION & STRUCTURE

Seismic zone-2 compliant RCC framed structure

SUPER STRUCTURE

In table moulded fly ash brick with cement mortar 6" thick for exterior walls and 4" thick for interior walls



DOORS & WINDOWS

Main Door Frame & Shutter: Duly polished Teak wood door frame.

Internal Door With Shutter: Well seasoned Sal wood frame, factory moulded flush doors, duly painted including high quality hardware

Windows & French Doors: UPVC of reputed make



PAINTING

Internal Walls & Ceiling: 2 Coats of acrylic emulsion paint over putty finish

External Walls: 2 Coats of exterior emulsion paint on textured surface



FABRICATION WORKS

Balcony Railings: Stainless steel with toughened glass



KITCHEN

Adequate space with granite top platform with stain steel sink

Drinking water point (Aquaguard/GVMC) for sink shall be provided

Drainage point for sink shall be provided Power points 15 Amp/5 Amp shall be provided for grinder and mixie



TELEPHONE, INTERCOM & BROADBAND COMMUNICATION

Telephone points, provision for internet connection, cable TV connection in Master bedroom & living room



SECURITY SYSTEMS

24 Hrs surveillance system
CC TV cameras will be placed at
designated areas
Solar fencing throughout the boundary
Intercom facility to each flat connecting
to Security



ELECTRICAL WORKS

Wiring: Concealed copper wiring in conduits for lights, fans and power plug points etc.

Power Outlets: Power outlets for airconditioners in all bedrooms and other identified areas

Power outlets for geysers in all bathrooms

Power plugs for all cooking appliances

MCB: MCB for each distribution board of reputed make

Switch Boards & Sockets: All electrical switchboards and sockets are of reputed make Power Backup: 100% Power backup through generators to the building (except A/Cs, geyser)



FLOORING

Drawing, Dining & Living Room: 800mm X 800mm Double charged vitrified tiles with 4" skirting

Other Bedrooms & Kitchen: Premium quality double charged vitrified tiles

Bathrooms: Acid-resistant, anticked premium quality ceramic tiles

Balconies: 1 X 1 Anticked ceramic tiles

Utility: Premium quality rustic finish ceramic tiles

 $\begin{tabular}{ll} \textbf{Corridors:} & \textit{Scratch-proof/Rustic finished} \\ \textit{ceramictiles} \end{tabular}$

Staircase: 20 mm granite slabs for steps



TOILETS

Sanitary ware: Wall hung EWC of reputed make with concealed flush tank

CP Fittings: All CP fittings are of reputed make Shower Mixer: Hot & Cold water mixer with shower of reputed make

Geyser Points: Provision for geyser points in all toilets



WATER SUPPLY SYSTEM

24 Hrs water supply by hydropneumatic system

STP: A common sewage treatment plant is being provided for the entire project Fire Fighting: Fire & safety as per norms



LIFTS

High speed lifts and 1 fire lift.



LOCATION

YSR ACA VDCA Cricket Stadium

NH No 16

MVV City

GITAM University

Health City

Bus & Railway stations

Indian Institute of Management

Intl. Airport

at Bhogapuram

KAPULUPPADA

TO<mark>WAR</mark>DS MADH<mark>URA</mark>WADA **POTHINAMALLAYYA PALEM**

RK NAGAR CARSHED ROAD

SANKETIKA VIDYAPARISHAD ENGINEERING YSR CRICKET STADIUM

KAMBALAKONDA

NARAYANA JUNIOR COLLEGE

IIAM

YENDADA POLICE SATION

GITAM MEDICAL COLLEGE

DHARMAPURI COLONY

SILVER OAKS SCHOOL YENDADA- RUSHIKONDA 100' ROAD

> OF BENGAL

BAY



Regd. Office: 126/1, Rabindrapally, P.O & P.S.: Khardah, North-24 Paraganas,

GITAM UNIVERSITY

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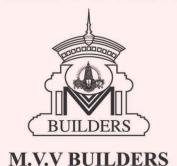
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Musub Tank, Hyderabad - 23, Ph:040-23310284

Head Office: D.No. 10-1-13/1,2,3 Wellfare Complex, 1st, 2nd, 3rd & 4th Floors,

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BUILDERS & DEVELOPERS



ARCHITECTS



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STRUCTURAL DESIGNERS



