



Factsheet

Boulder Hills. Boulder Hills is a 510 acre integrated master planned community in Hyderabad, which is the capital city of Andhra Pradesh. The Company is currently developing Boulder Hills, Excelsior, the details of which are set out below.

Boulder Hills is set in terrain featuring lakes, hills, boulders and rocky outcrops. It is centrally located in the heart of the IT and knowledge corridor and will provide exclusive facilities to its residents and their guests. The development is designed to include an IT park with SEZ status, a retail mall, two luxury hotels (including a Four Seasons hotel), an up market hotel and a budget hotel. As a part of the integrated master planned community, an 18 hole championship golf course with a golf academy and a driving range is presently operational.

Boulder Hills, Excelsior. Boulder Hills, Excelsior is a 7 acre residential project and is a part of Boulder Hills. Further to our strategy of developing and delivering projects that meet the existing level of demand in the market, we have downsized our initial plan of constructing eight towers for this project and are at present, constructing only four towers. Boulder Hills, Excelsior had a proposed Saleable Area of approximately 0.8 million square feet (which represents our 75% share in the project) and is expected to consist of 266 units (which represents our 75% share of the total units in the project) ranging from 1,880 square feet to 6,614 square feet in size. The development is expected to be completed in 2011-12.

Boulder Hills Villas (plots). Boulder Hills Villas (plots) is a 28.4 acre plotted development and is a part of Boulder Hills. Boulder Hills Villa (plots) had a proposed Saleable Area of approximately 0.9 million square feet and is expected to consist of 77 plotted developments ranging from 5,373 square feet to 23,022 square feet in size. The development is expected to be completed in 2011-12.

A world class leisure and residential community spread over 531 sprawling acres - South India's first and finest master planned integrated community developed around a spectacular golf course. The development will also include

- Luxury Residences
- IT Park & SEZ
- Country Club
- Luxury and Business Hotels
- The Mall of Hyderabad

Project Highlights:

- Boulder Hills Golf Course spread across 192 acres
- Total residential units: 2,500
- Residential Unit description: two, three, four bedroom apartments(ranging from 2000 to 5000 sft), pent house, villas
- Exclusive hospitality lawns
- 24-hour security and maintenance

Luxury Residences

- The township includes 2500 apartments nestled in Town House and The Excelsior
- 115 stand alone Villas overlooking the golf greens



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- A gated community with fully integrated recreational and leisure amenities

The Course

- The golf course was designed by Peter Harradine from Harradine Golf, a 3rd generation golf course architect with designs throughout the Middle East and Europe.
- A championship 18 hole course, it is unique with natural boulder formations and water bodies
- Spread over 230 acres of sprawling greens, there are 5 sets of tees, Penncross A-4 bent grass greens, and Bermuda grass fairways, surrounds, tees and roughs.
- Elevated at about 2100 feet above sea level the course provides great views of surrounding Hyderabad.
- Plans to host EPGA Mens and Ladies events.

The Club

- Exemplary facilities and amenities designed to the best international standards.
- The Boulder Hills Golf Academy has 2 certified instructors managed by a Class 'A' USPGA professional and utilizes the V1 software for video swing analysis.
- Largest putting green in the country, the driving range can accommodate up to 80 golfers at a time.
- The Fizzique offers a gym, 2 squash courts, a board game room, an infinity pool for adults and a splash pool for the kids.
- The Plus 4 Pub is a cozy place to hang out with your friends. The Bougainvillea Room offers the finest fine dining experience.
- Large banqueting facilities for parties or functions at The Palms, Palm Courts or Celebration Court.



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