

NEWSLETTER

ISSUE 3 | APR '19

Construction Updates

P09

Station-wise construction status & upcoming milestones with project gallery

Loyalty Program & Rewards

P17

Unlock bountiful rewards on advance payments, additional payments and referrals

Latest Milestones Achieved

- Flat finishing work @Station-06 poised to be completed by Mid 2019
- Station-11 @ 80%; Station-12 @ 70%; Station-05 Transvere slab completed
- Stations-07, 08 @Upper Basement Level
Stations-09, 10 @Raft Foundation
- Hyderabad remains one of the most sought after residential market in Premium/ Luxury segment and High/Medium-end segments

₹ 4950-5500 per SFT | 25+ sales per month

A letter to our faithful customers

Dear Customer,

Warm greetings from **Aliens Group!**

Welcome to our 1st Newsletter of 2019!

At the onset, I wish you all a cheerful, healthy & prosperous new year.

I personally want to thank you all for your continuous support and patronage throughout the past years. I am delighted to share with you that we've sailed past many significant project milestones in 2018 and our relentless team is committed to accomplish more in 2019. Our massive workforce comprising 350 employees, 252 site engineers and 600+ skilled workers are working tirelessly to realize this project.

In this newsletter, we will focus on the promising market and infrastructure developments in and around Space Station and also apprise you about the rapid progress of construction milestones in the township.

Our team is excited to update you that a massive 20,737 CBM of concrete has been utilized for construction in the year 2018.

Structural work in Stations-11 and 12 is being undertaken at a brisk pace. In Station-11, 80% of the structural work has been completed in all the towers. In Station-12, the structural work up to 23rd floor is reaching towards completion in all the towers.

We are pleased to announce that transverse slab work for Station-05 has been completed and floor-wise structural work is due to commence from Apr 2019. Raft Foundation works in Station-09 and Station-10 are also close to completion, followed by transverse slab scheduled for finishing in May 2019. Station-07 & Station-08 are also shaping up as per schedule and the key structural works, starting with the transverse slab are expected to commence by Q1 2019. These construction milestones will enable us to complete PHASE I that includes Stations 5 to 12 and 14.

As intimated in our earlier communications, Station-06 is structurally complete with finishing activities happening at full swing. Flat finishing activities are being undertaken simultaneously in floors 4 to 10 while the remaining flats are poised to be completed by Q2 2019.



Mr. Hari Challa
MD Aliens Group

We are registering healthy numbers of 25-30 sales per month which further demonstrates the confidence of home buyers and investors in our project. Market prices have also shown a consistent appreciation in this micro-market and currently the prices for luxury flats in the project vary from 4950-5500 per sft.

The state-of-the-art Club house construction has seen considerable progress with upper-basement level being complete and now along with that two ramp structures have been built which lead to the terrace of club house.

We are entering a prominent phase in our project; hence we urge you to prioritize your financial commitments as per the progress payment timeline. Your progress payments have enabled us to maintain an accelerated pace in construction activities. Kindly direct your banking partners to expedite the payments so that we can sustain the project momentum and speed-up the delivery of your exquisite home. Prompt milestone payments would also bolster your loyalty score in our Customer Loyalty program. You could redeem these points for substantial rewards as per your choice.

For any further support or details on flat upgrades, please feel free to reach out to our CRM team at customercare@aliensgroup.in

Till you hear from us in our next issue,
Think Aliens, Think Quality!



For continuous updates on construction activity

Do visit:   

www.spacestationtownship.com/construction-updates

INDEX

PROPERTY SCENARIO IN HYDERABAD	01
PRICE TRENDS	02
PREVIEW OF YOUR STATION 6 FLAT	03
RECAP 2018	05
NEW DEVELOPMENTS	07
CONSTRUCTION UPDATES (GATE FOLD)	09
STATION 5,11 & 12 PROGRESS	09
STATION 7,8,9 & 10 UPDATES	10
HAPPY FAMILIES (TESTIMONIALS)	11
FLAT UPGRADES	13
INTERIOR PACKAGES	14
LOYALTY PROGRAM	17
OUR TEAM	19
OUR SOCIAL MEDIA PLATFORMS	20
GALLERY	21

Property scenario in Hyderabad

Of all the metro cities of India, the city which has continued to attract more and more investment in both residential and commercial property despite the recent upheavals in the real estate sector pan-India is the city of Pearls-Hyderabad.

This is the only major city which can give you high-quality returns on investment amongst India's seven major cities. It should not surprise anyone if it is being said that Hyderabad is the only one city where property sales have grown—by 32% from the average of 2013-2014 to 2018. The decision of the Central government to cut GST tax rates from 12% to 5% on under-construction houses is also expected to boost real estate demand, which in turn, will lead to price appreciation in the market.

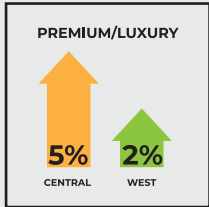
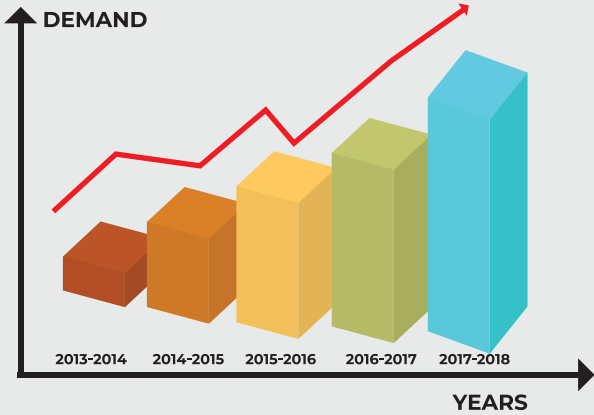
Besides residential segment, in upcoming 3 years, IT companies and global manufacturing leaders will contribute around 36.4 lakh sq. ft of office space which in turn would create large number of job opportunities and encourage constant arrival of people in the city.

According to the state's annual report for 2017-18, released by the Information Technology, Electronics & Communications department, IT exports should grow at a CAGR of 16% between now and 2020. This should create 400,000 direct jobs and 2,000,000 indirect jobs over the next three years. If these jobs materialize, we expect such positive developments to fuel not only office but residential demand further over 2019-2021. Presence of many global majors in the city in turn has a positive impact on the average prices of property.

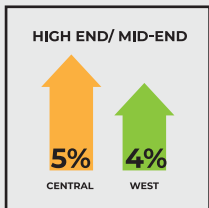
In 2018, the annual ease of doing business ranking published by the Indian Union Ministry of Commerce and Industry has pronounced Telangana state, of which Hyderabad is the capital, as the second most convenient place to do business in the country.

HYDERABAD REMAINS ONE OF THE AFFORDABLE RESIDENTIAL MARKETS FOR BUYERS

IN PREMIUM/LUXURY SEGMENT AND HIGH-END/ MID-END SEGMENTS.



Premium/Luxury; Central 5%, West 2%



High end/ Mid-end; Central 5% West 4% (CAGR 2013-2018)

HYDERABAD OFFERS THE LOWEST RENTALS ACROSS TOP MARKETS IN THE SOUTH



OFFICE DEMAND WITNESSED 12% Y-O-Y GROWTH IN 2018

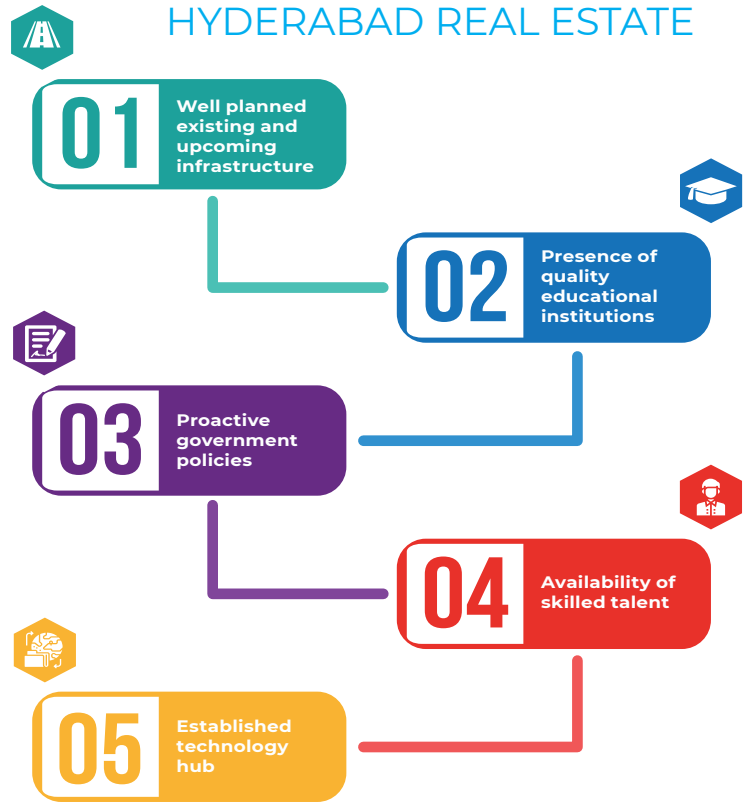
The ranking indicates a positive outlook on Hyderabad’s potential to attract large investments from various sectors and increase employment growth in the state which in turn should drive additional office demand.

Currently, micro-markets including Gachibowli, Tellapur and Financial District are the most sought-after areas of the city where the demand for land is skyrocketing, for commercial & residential purposes.

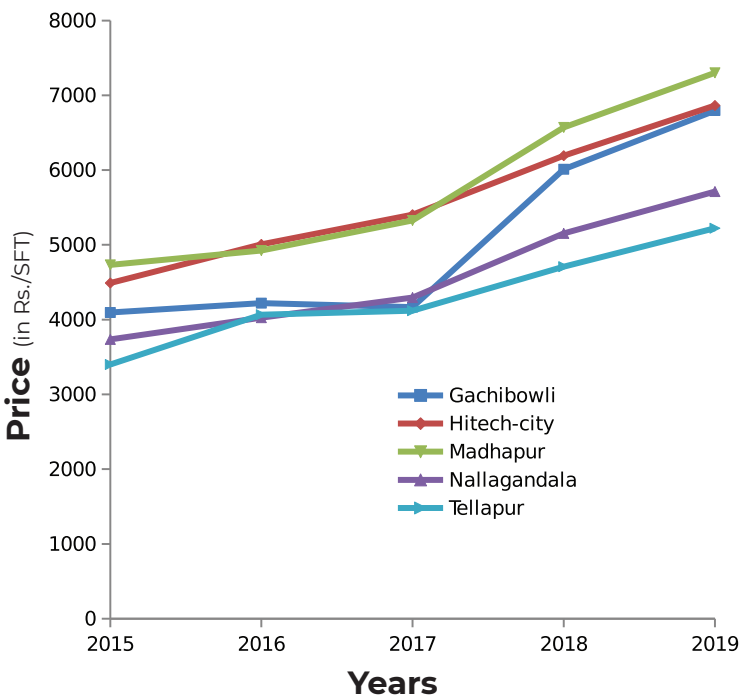
One of the fastest developing areas of Hyderabad, Tellapur gets advantage of its proximity to the renowned national institutes such as IIIT Hyderabad, Indian School of Business and HCU(Hyderabad Central University). The increasing interest shown by commercial players to set up their office spaces in Tellapur will eventually mark the start of an era in the development story of Tellapur.

These factors coupled with the constantly improving socio-economic reforms brought by Central as well as state governments have resulted in creating a stable, strong and positive atmosphere for Hyderabad real estate market thereby witnessing approximately 8 percent year-on-year price growth in the city.

WHAT DRIVES HYDERABAD REAL ESTATE



Price Trends



In Hyderabad demand and sales are up by an average of 10% on annual basis and it’s forecasted to continue to show further upward trend in future. In fact, Hyderabad is the only city that has successfully weathered the demonetization and GST aftermath and is showing healthy growth. Furthermore, land prices in Tellapur is forecasted to grow at a rate of 15-19% CAGR for the year 2019 which can lead to a land price of Rs.5223/ sq ft to Rs 7000/ sq ft. Continued infrastructure development in Tellapur and its surroundings has kept its land prices well in league with the other major localities of Hyderabad.

Preview of Your Station-6 Flat



Flat finishing activities in Station-6 are currently ongoing at a rapid pace and our team is on course to accomplish the milestone by Q2 2019.

Owing to its unique position in the S-shaped Space station, residential towers in Station-6 provide an uninhibited 270° view of the natural lake. Residents could witness and relish the stunning sunsets transpiring in the Western end of township. You can enjoy the stunning hues of the setting sun melting perfectly with the pristine blue waters of the lake.

Status

- Structural Work of the Station has been completed
- Flat finishing ongoing in floors 4 to 10
- Flat Finishing due for completion Q2 2019

The French Windows immerse your flats with ample sunlight and enhances your sense of space by blurring the boundary between exterior and interior. Large balconies coupled with maximum glass usage ensure that there's no dearth of spectacular views and fond memories in your residence.

It is essential to feel completely relaxed at home while you look forward to a productive day ahead at work; Flats are equipped with latest home automation technology to give you maximum comfort along with the surreal view through individual balconies for total relaxation and peace of mind.



The vitrified tiles used in the flooring give your home a modern look and these also require less maintenance thanks to their durability and non-porous nature that lets these tiles absorb very little water and therefore are resistant to most stains.

We urge you to consider opting for a customized interior design package that can complement the stunning natural lake view available from your flat. Our expert interior designing team is eager to engage with you for noting your requirements and create a personal space that you can call Home.

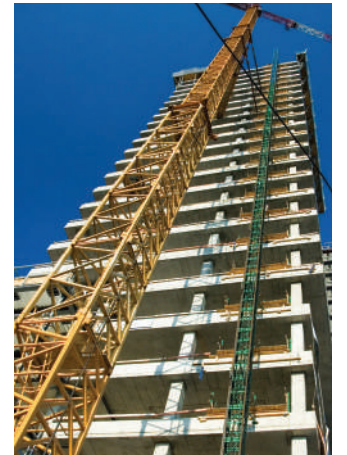
Please send your queries for customized interior design package to interiors@aliensgroup.in





SPACE STATION
T O W N S H I P

RECAP
2018

The central graphic features a background of various colored hard hats (pink, white, yellow, orange). Overlaid on this is a stylized logo consisting of two triangles pointing towards each other, forming a larger shape. Below the logo, the text "RECAP 2018" is written in large, bold, black letters. Above the logo, the words "SPACE STATION" and "T O W N S H I P" are written in blue and black respectively.

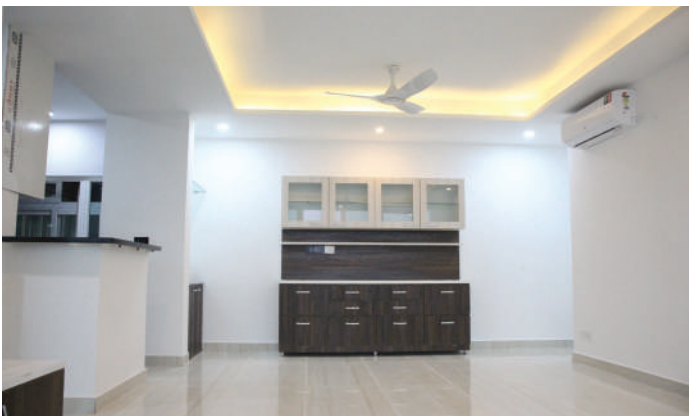


RECAP 2018

2018 has been a culmination of whirlwind of activities at the Space Station Township. The construction milestones in Stations-5,6,7,8,9,10,11 & 12 have been swiftly accomplished while the completed station-14 witnessed a steady stream of finished flat handovers. The site has also turned into a joyous venue for festivals & celebrations involving the township residents and office employees.



SPACE STATION
T O W N S H I P





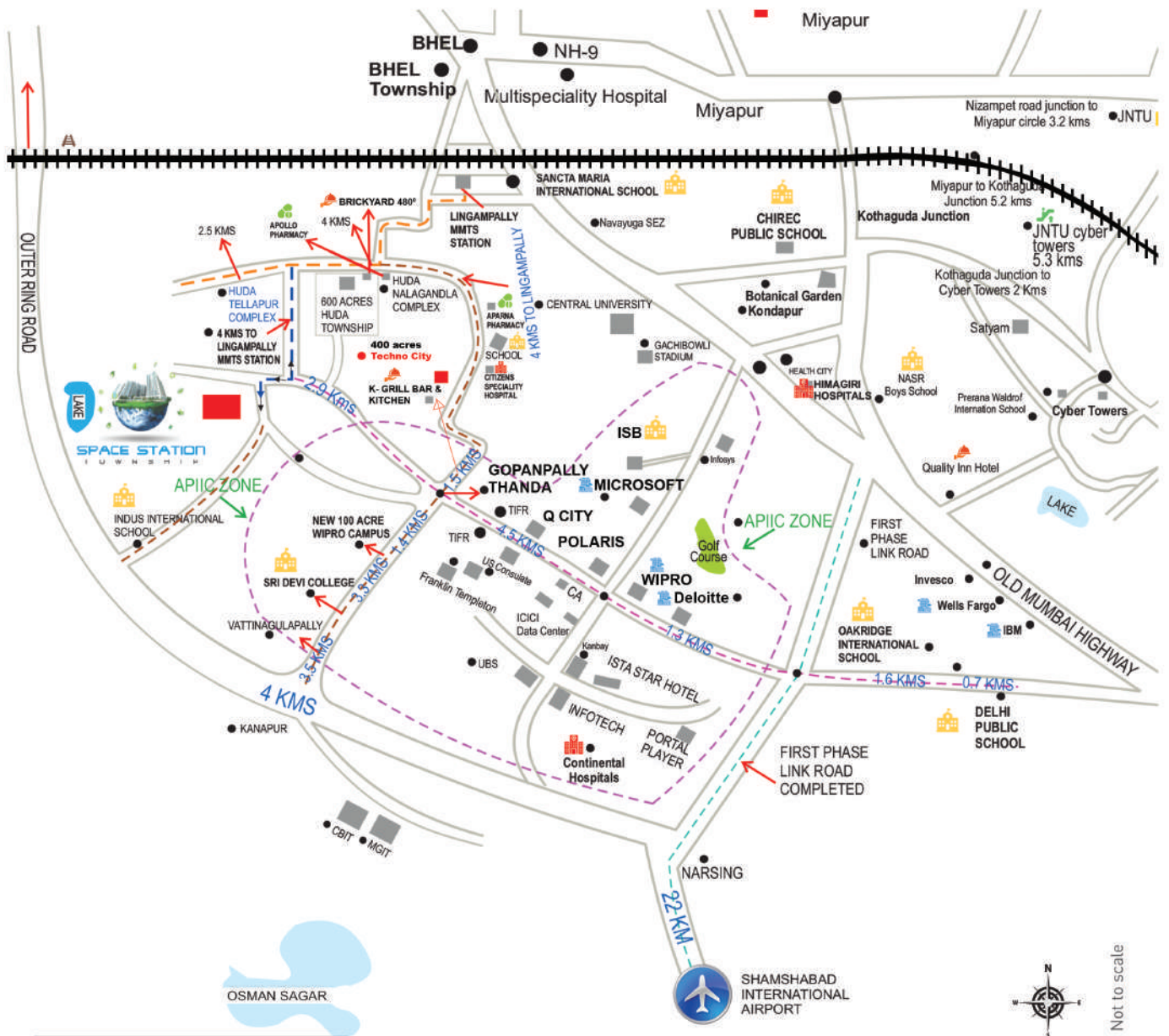
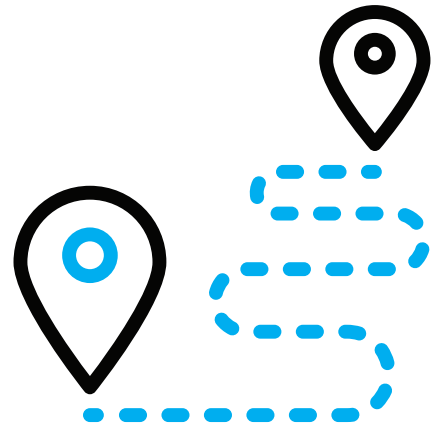
New Developments

Happy News!

- Copanapalli Tanda to Kollur Radial Road is now complete.
- The 6 Lane - 120 feet radial road connecting Space Station Township to Outer Ring Road is under construction and it is poised to be completed by Q2 2019.
- Another road connecting Lingampally to Tellapur via Gachibowli-Nallagandala Flyover is currently being widened and modernized.



A place where everthing is within reach



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

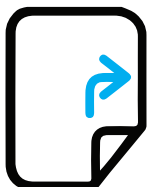
Not to scale

CONSTRUCTION

UPDATES

SPACE STATION
T O W N S H I P

TURN PAGE FOR FULL VIEW



Construction Updates

Here is the status of the ongoing construction

STATION 9

Work has been started in station 9 on war footing and the raft foundation work is close to completion.



30 - FLOORS

On Going Work
Concrete Work Done



STATION 5

Work in station 5 is progressing smoothly and transverse slab has been completed.



30 - FLOORS

On Going Work
Concrete Work Done



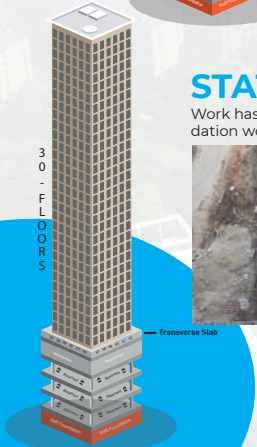
STATION 10

Work has commenced in Station 10 and the raft foundation work is pacing towards completion.



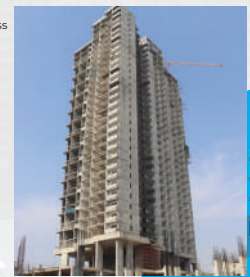
On Going Work
Concrete Work Done

30 - FLOORS



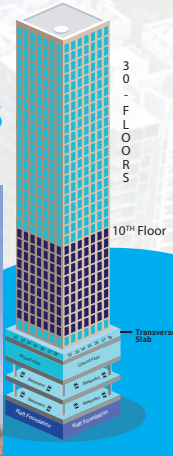
STATION 6

Complete structure is ready. Flat finishing activities are being undertaken swiftly from 2nd to 10th floors



30 - FLOORS

Flat Finishing Work in Progress
On Going Work
Concrete Work Done



CLUB HOUSE

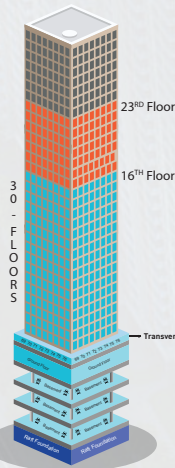
Upper basement construction is now complete

In addition to that two ramp structures have been constructed that leads to the terrace



STATION 12

Structural work in Station 12 has witnessed significant progress and Concrete work up to 23rd floor will be completed.



On Going Work
Concrete Work Done

30 - FLOORS

23rd Floor
16th Floor

STATION 7

Construction in station 7 is rapidly progressing and the upper-basement will be completed.



30 - FLOORS

On Going Work
Concrete Work Done



STATION 11

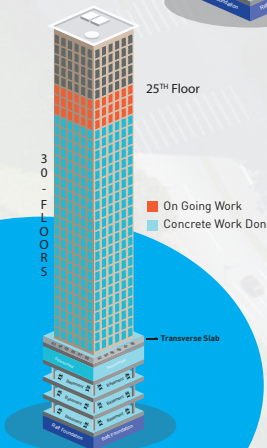
Structural work is ongoing rapidly and concrete work will be completed till 25th floor.



On Going Work
Concrete Work Done

30 - FLOORS

25th Floor



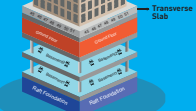
STATION 8

Construction in station 8 is rapidly progressing and the upper-basement will be completed.



On Going Work
Concrete Work Done

30 - FLOORS





This is what drives us daily... 1400+ Happy Families



Excellent project with no compromise in quality. I booked two flats in this venture. Thanks to Aliens MD Mr. Hari Challa for the speed up of construction work.

Balagani Balaraju:
Station-8, Flat-1948



As the days pass by Aliens is becoming strong and making us confident....Sai Krishna Kona the most adorable person who was and is with me making us understand and standing as a pillar for our confidence on the project.

Keerthana Salla
Station-8 Flat-1150



It was really great experience that I had with Alien Space Station from past 1 week. I spoke with Sai Krishna one of the best sales executive that Aliens Space Station has got. I have got the best price for one of the flat in Phase 1 after multiple reviews from various people and various builders I had concluded it is one of the best projects in Hyderabad.

Sunil Kumar
Station-9 Flat-1452



And adding more...

Happy Families



Being a customer, I can comment few things from personal experience. Great structure design for abundance of light and airflow. Independent tower for every flat plus private corridor gives added privacy. Lot of amenities for your kids and family so that you never have to go out of township. They have really good people whom I am dealing with right from sales to finance team.

During my recent visits within 3 months interval, I could see work is going at really good pace. I am very optimistic that they will deliver the flats as per commitments.

Lieu Ranjan Gogoi
Station-9 Flat-1753



Project is located in excellent location. Aliens has came out from challenges. Now it is executing project as per schedule. We have to appreciate their courage to hold the company in difficult situations I have purchased two flats in this project by seeing the design & technology. Sales team is excellent for their commitment.

Somasekhar P
Station- 9 Flat- 2855, Station- 10 Flat- 1462

Flat Upgrades



We offer several flat upgradation options for hassle-free experience while living in the flat. We are providing these solutions based on the feedback of existing residents who have realized the necessity of these features in their residences. Opting for these features would prevent uncomfortable repairs in the future and enable you to move in smoothly into your dream home. For availing any option please reach us at customercare@aliensgroup.in

We have highlighted the popular flat upgrade options as shared by our Residents



Copper Wire Fittings

Avoid unnecessary repairs,
Prerequisite for AC setup



Corridor Gate

For extra private corridors,
Added layer of Security



Smoked Glass/Blinds

For more private space and ultra-modern interiors, smoked glass is the perfect answer



Double Height Car Parking

More space for your guests,
Advanced Hydraulic system
E.V Ready



Utility Window

Keeps utility area well-ventilated
& moisture-free, dry clothes & tumblers



Child Safety Grill

Keep your young toddlers safe with well-designed child safety grills.

Interior Packages

Our architecture and interior design consulting packages cover every aspect of analyzing the taste, requirements, budget and land space of the client to develop it into a plan which may be executed as per their choice and interest.

Our commitment is for the wholehearted efforts to design, produce and implement suitable interior furnishing to match your dream. The whole team is trained and qualified to execute the order. We work on the selected package offer and customize it further as per requirement. Let us discuss and proceed towards making it happen the best possible way. Our interior design packages transform every aspect of your home and sets the stage for you to craft memorable narratives with your loved ones.

List of hardware & materials



..... **Living room**
TV units, Book racks



..... **Bedrooms**
Wardrobes, dressing units, TV units, study units, study cum TV units



..... **Dining room**
Crockery units, seating areas



..... **Kitchen**
Complete modular design kitchens with base cabins, wall cabins, tall units, over head cabins, including Dadotiles and special counter tops hob and chimney



..... **Balconies**
Vertical Gardens



..... **Appliances**
A/C, Dishwasher, RO System



..... **Home Automation**
Complete sensor based operations
All room temperature and voice control



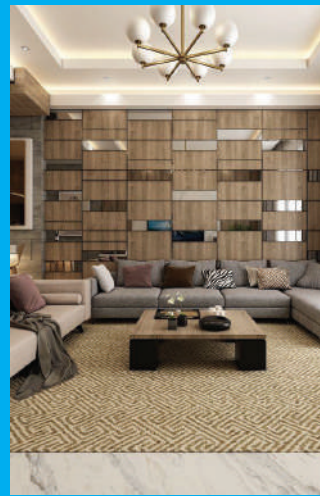
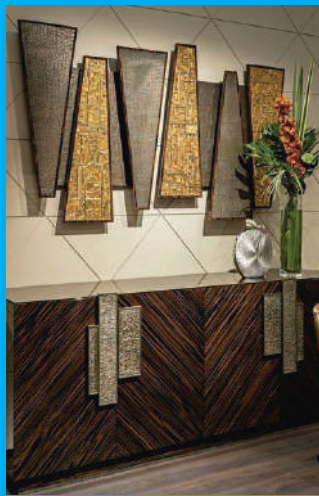
..... **Flooring**
Italian marble, engineered marble, wooden flooring, stone flooring and glass flooring



CONTEMPORARY



NATURAL



BESPOKE



Brands



Packages

CONTEMPORARY

A contemporary style is defined by simplicity, subtle sophistication, and deliberate use of texture which are sleek and fresh. Our Contemporary designs combine neutral elements along with bold colors with focus more on basic lines, shapes, and forms.

NATURAL

The vibes of nature reflecting harmony and balance are incorporated in this design that refreshes your senses and lets you feel close to nature itself. Furniture, decorative pieces, textures are inspired by natural elements which form the centerpiece in this design.

Bespoke

Home is not just a place but a reflection of our personality. Designs which showcase your personality and accentuate your tastes are the true inspiration behind Bespoke interiors. Let the Colors, furniture, decors which you identify with, speak for you.

REQUIREMENTS	CONTEMPORARY	NATURAL	BESPOKE
FURNITURE	MALAYSIAN IMPORTED 703 ISI CERTIFIED PLYWOOD	MALAYSIAN IMPORTED 703 ISI CERTIFIED PLYWOOD	MALAYSIAN IMPORTED 703 ISI CERTIFIED PLYWOOD
MATERIAL	HDX-BWP PLY	HDX-BWP PLY	HDX-BWP PLY
FINISHES	ACRYLIC /HIGH GLOSSY LAMINATE	VENEERS,LAMINATES	CUSTOMISED
DESIGN	STANDARD	STANDARD	CUSTOMISED
TEXTURE	STEEL ,GLASS	SMOKES AND FUMED	ANY TEXTURE
COLOR	WHITES, TINTS OF COLORS, PASTLES	BROWNS-TINTS & TONES	ANY SHADE
OPTIONS	PRICING	PRICING	PRICING
BASIC	Rs. 800/SFT	Rs. 800/SFT	Rs. 1200+/SFT
SEMI-FURNISHED	Rs. 1000/SFT	Rs. 1000/SFT	Rs. 1500+/SFT
FULL-FURNISHED	Rs. 1200/SFT	Rs. 1200/SFT	Rs. 1500+/SFT

For availing any option please reach us at interiors@aliensgroup.in

Customer Loyalty Program



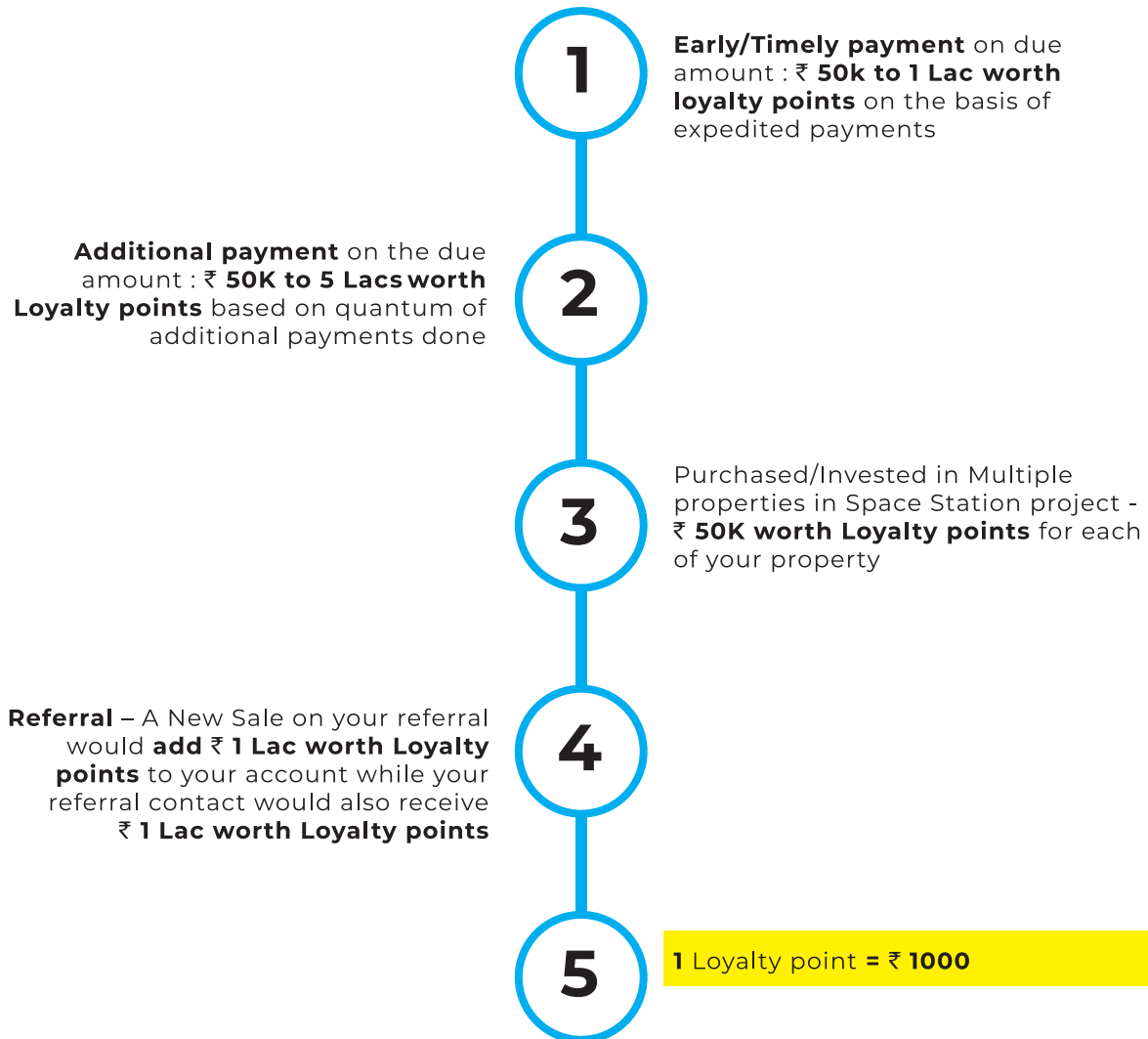
In line with our focus on maximizing customer delight, we have recently overhauled the Loyalty Program to deliver a wide bouquet of rewards for our loyal customers. We are grateful for your constant support and showcasing faith in our qualified construction team. Our loyal customers are our biggest asset and the swift progress payments from you have propelled us to achieve steady project goals.

We understand the challenges involved in managing one's daily finances and we treasure our customers who have prioritized the milestone payments and completed them ahead of time.

Our unique loyalty program rewards our dear customers on the basis of a multitudinous range of factors.

The key parameters that enhance your loyalty score are illustrated here

Loyalty Score



Rewards



Flat Enhancement

- Full Size UPVC Windows
- Bigger Main Door
- Glass railing in Balcony
- Private corridor along with designer gate
- Performance Glass
- Emulsion Paints and White Cement Putty
- Digital Switches
- Utility Glass Door
- False Ceiling
- Children Safety Grills for Glass Windows
- Melanin Polish Doors
- Roca and Jel Sanitary Fittings with Thermostatic Valve Mixer
- Free Standing Bath Tub With Glass Wall



Home Automation

- Yale Brand Biometric Lock
- 4th Generation Home Automation



Interiors

- Interior designing Packages
- Modular Design Kitchen
- Vertical Gardens
- Home Appliances
- Glass Flooring/Italian Marble/Wooden Flooring
- Dining area unit



Shopping & Travel

- e-Commerce giftcards
- Shopping Vouchers
- Exotic Holiday Packages

Note: The aforementioned options form a wide bouquet of possible rewards available to our loyal customers. The terms & conditions of redemption rests upon the discretion of management.

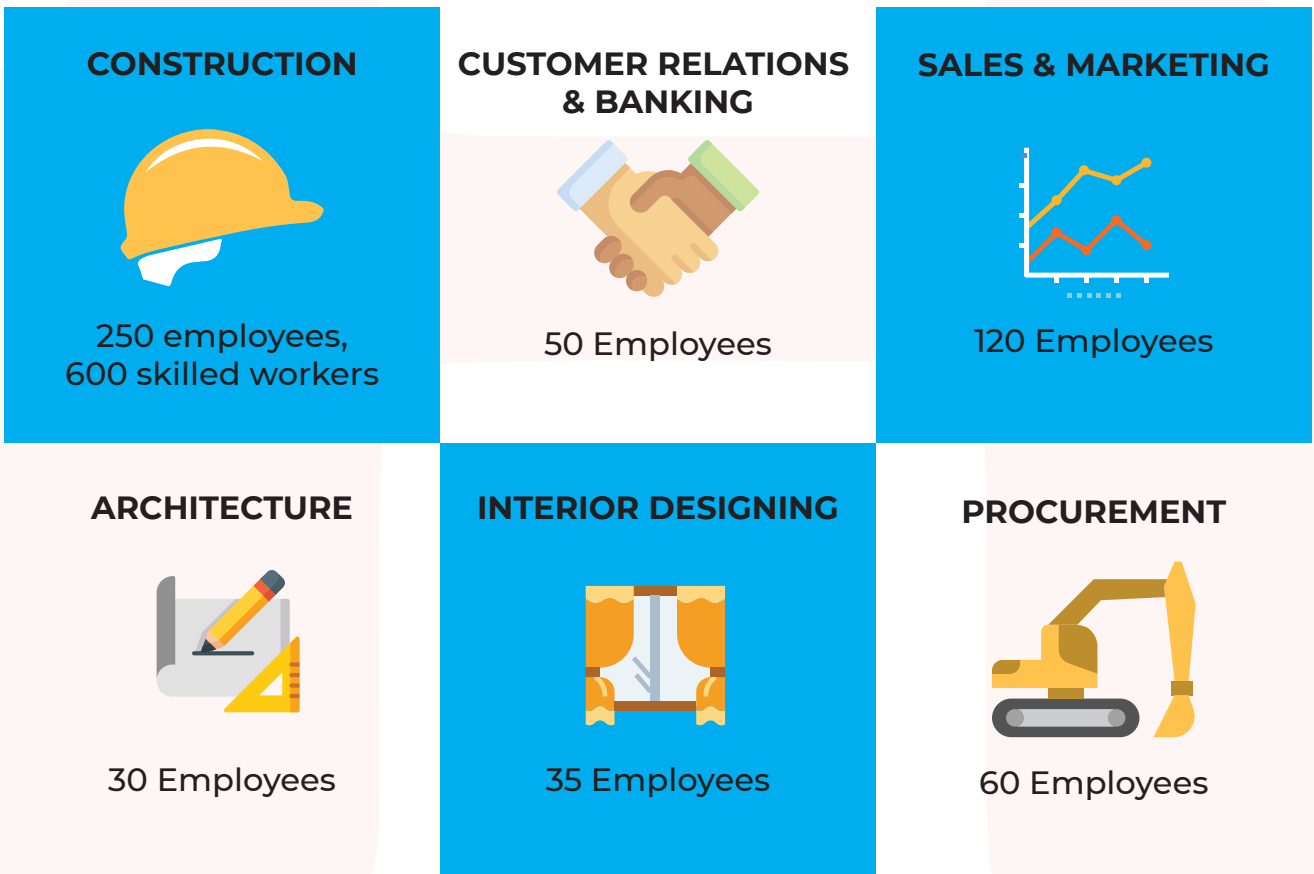
Our Team

1200⁺ Team dedicated to deliver your home

To continue the project momentum, it is essential that we invest in the right talent for undertaking the challenges offered across diverse roles in the organization. We are pleased to convey that we've have recently concluded hiring from pre-eminent institutes including IITs & IIMs, for key leadership positions in the organization.

We now possess a dedicated & experienced workforce of 600+ employees engaged in Construction, Commercial & CRM, Sales & Marketing, HR & other auxiliary functions. The Construction team, specifically, comprises 252 site engineers and 600 skilled workers. Apart from regular reviews by the dept. heads, we've also recently institutionalized monthly performance appraisals in order to measure the individual employee's alignment with project objectives.

The composition of different departments is illustrated below





Our Social Media Platforms

We believe in continuous engagement with our customers through our various social media pages. Be it customers latest query or healthy debate around a leading topic in real estate sector we are delighted to exchange our views with our customers.

These platforms also deliver latest updates, videos pertaining to the ongoing construction activities in the project.

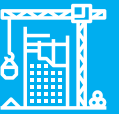
For latest construction updates and interaction in real time, feel free to join us in our Facebook, Instagram and other social media pages.



GALLERY



UNTIL IT'S DONE



'INTELLIGENT LIVING'



For continuous updates on construction activity

Do visit:



www.spacestationtownship.com/construction-updates