

Pioneering the Rising East

17 Years of Redefining Hyderabad's Real Estate Landscape.



The Eastward Shift

While the West captured the limelight, the East built the future.



Recognizing the Potential a Decade Before the Market

17
Years

of Uncompromised
Real Estate
Excellence

22

Successfully
Completed
Projects

2+ Million
Sq. Ft.

of Premium
Real Estate
Delivered

2000+

Happy
Families
Housed

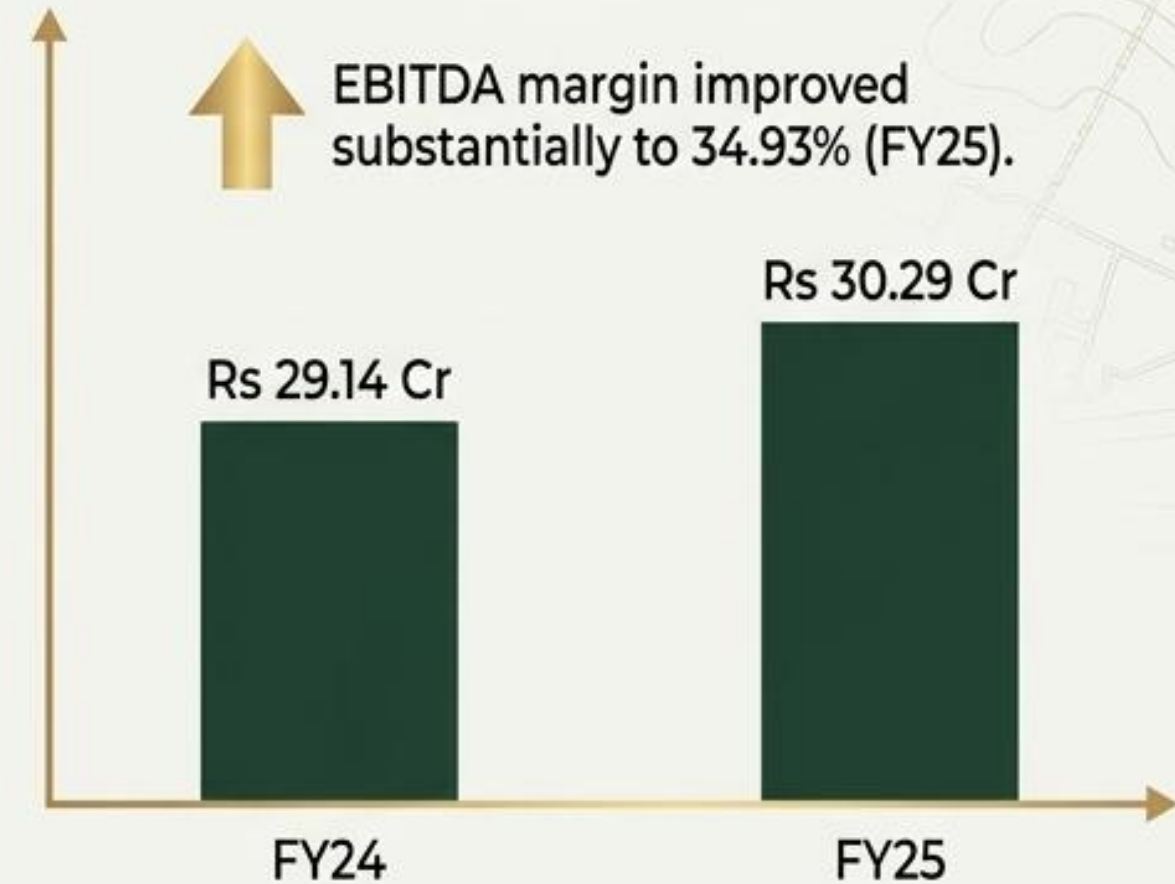
Led by promoters Vangati Praveen Reddy and Vangati Santhosh Reddy,
consistently striking the perfect balance between nature, luxury, and affordability.

Institutional Trust & Financial Validation



Rated September 10, 2025 by Infomerics Ratings
for a Rs 75 Crore Long-Term Facility.

Revenue Growth



Consistent Growth

Steady revenue scaling with expanding EBITDA margins.

Execution Momentum

38% of total execution cost (Rs 177 Cr out of Rs 480 Cr) already incurred, signaling rapid on-ground progress.

Key Rating Drivers

Recognized for satisfactory project progress, strong promoter support, and healthy liquidity metrics (Current ratio of 3.83x).

The **Escrow Fortress**: Mitigating Execution Risk

Hyderabad

Promoter Infusion

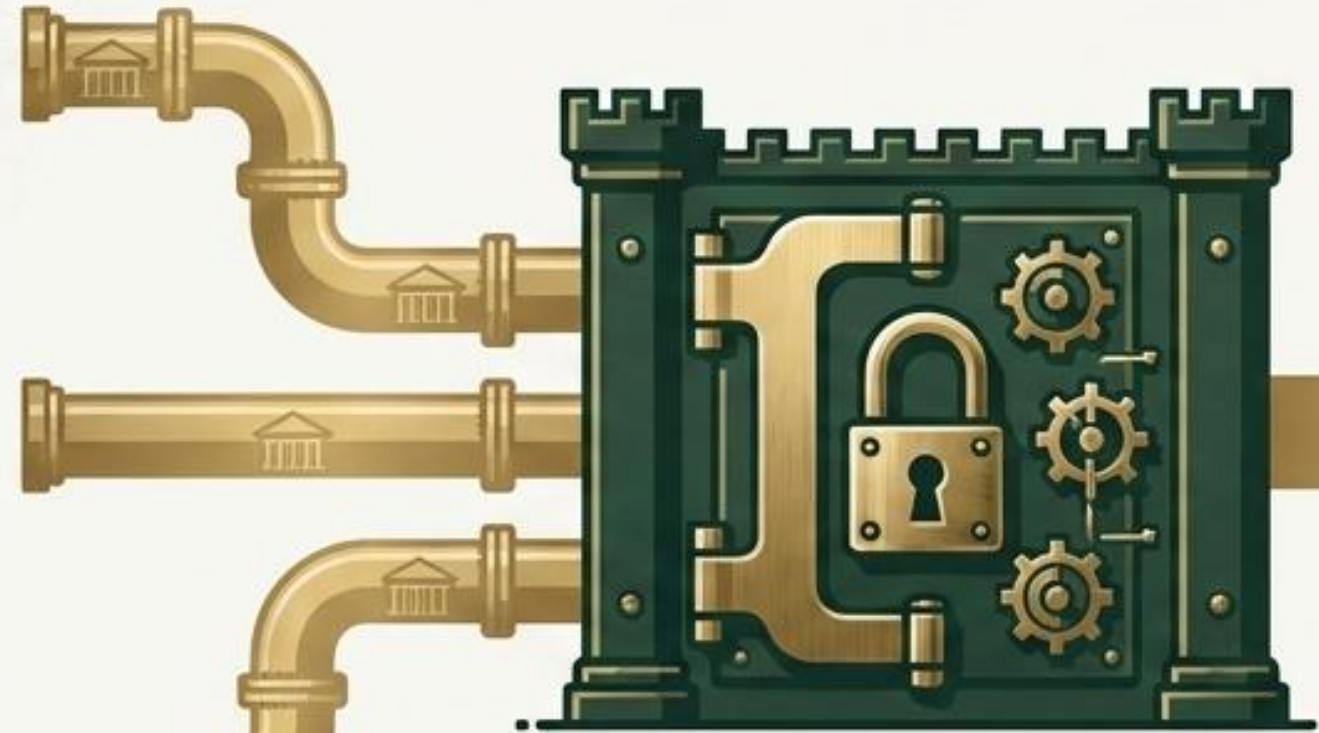
Rs 156 Cr Commitment /
Rs 81 Cr projected FY26

Bank Debt

Rs 75 Cr

Customer Advances

Rs 200.95 Cr



Dedicated Escrow Mechanism

Ensures disciplined fund management
and zero leakage

Timely Project Execution

Targeted Delivery: Ambhuja 2028
& Kuteer 2025

**Maytri's Rs 480+ Crore ongoing portfolio is structurally secured,
guaranteeing project delivery regardless of market fluctuations.**

The Flagship Portfolio: Ongoing Developments

HYDERABAD

	Ambhuja by Maytri	Maytri Kuteer
		
Asset Class	Ultra-Luxury Villas	Premium Plotted/Villa Community
Location	ORR Exit-11, Pedda Amberpet	Maheshwaram
Total Scale	55 Acres	10+ Acres
Project Cost	Rs 431.95 Crore	Rs 48.72 Crore
Completion Target	2028	December 2025
Current Status	Initial Construction (29.65% Sold)	Nearing Completion (58% Sold)

Ambhuja by Maytri: The Crown Jewel

An Exclusive Villa Township at ORR Exit-11

HYDERABAD

55 Acres
Total Project Area

55%
Dedicated Open Space

4.5+ Acres
Central Landscape Park

90,000 Sq. Ft.
Resort-Style Clubhouse

RERA No: P02400007647

Anatomy of Uncompromised Luxury

HYDERABAD

Structural Core

RCC framed structure featuring advanced Shear Wall Technology for seismic resistance.

Interior Surfaces

Imported marble flooring in living spaces; premium teak wood main doors with melamine polish.

Exterior Facade

Premium MCM (Metal Composite Material) & WPC cladding with glass balcony railings.

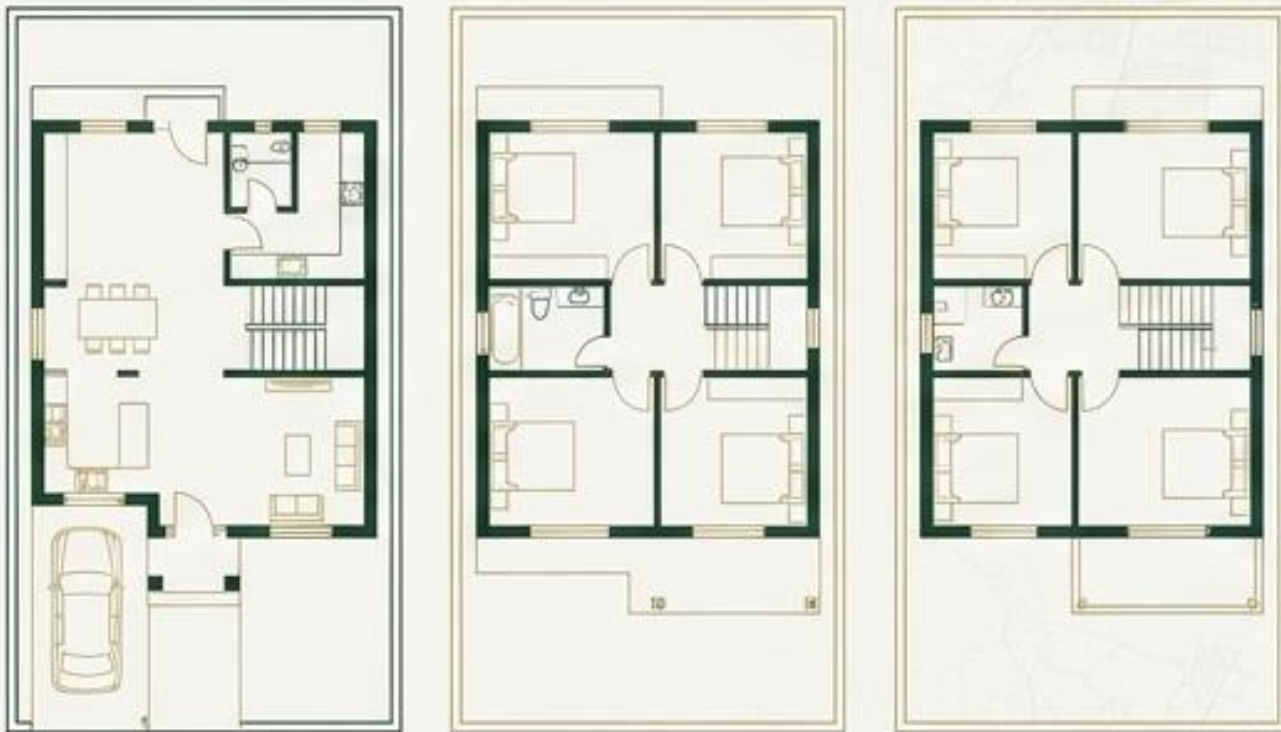
Energy & Security

100% Diesel Generator backup, UPVC French sliding doors, and centralized CCTV with smart boom barriers.



Spatial Intelligence: Expansive Living

222 Sq. Yd. Signature Villa HYDERABAD



HYDERABAD

East & West facing options.

Total Built-Up Area: 3,356 to 3,375 Sq. Ft.

Expansive ground floor living, private first-floor suites, dedicated second-floor terrace.

300 Sq. Yd. Estate Villa



East & West facing options.

Total Built-Up Area: 4,054 to 4,056 Sq. Ft.

Maximum volume, premium entertaining spaces.

The Ambhuja Lifestyle: 90,000 Sq. Ft. of Resort Living

HYDERABAD



Wellness

State-of-the-art Gym, dedicated Spa, and tranquil walking trails.



Recreation

Olympic-length Swimming Pool, Indoor Squash & Tennis courts, and dedicated indoor games lounges.



Convenience

On-site Grocery Store, ATM access, and grand Banquets for community celebrations.

HYDERABAD

Designing for the Future: Sustainability & Ecosystem

An awesome balance of future and nature.



Green Dominance

55% open space across developments ensuring lower ambient temperatures and superior air quality.



Resource Management

Advanced water harvesting and comprehensive waterproofing systems.



Future-Ready Infrastructure

Built-in solar power provisions for terraces and high-speed fiber-to-home connectivity in all units.



The Maytri Advantage

Visionary Location

Pioneering the Eastward shift; positioned perfectly at ORR Exits and major SEZ/Pharma hubs

Institutional Security

Backed by Rs 157 Cr promoter equity, IVR BB/Stable ratings, and strict Escrow ring-fencing

Uncompromising Product

From 90,000 sq ft clubhouses to Shear Wall technology, delivering ultimate comfort without cutting corners.

A society is never complete without a community.



**THANK YOU
NAMASTE**