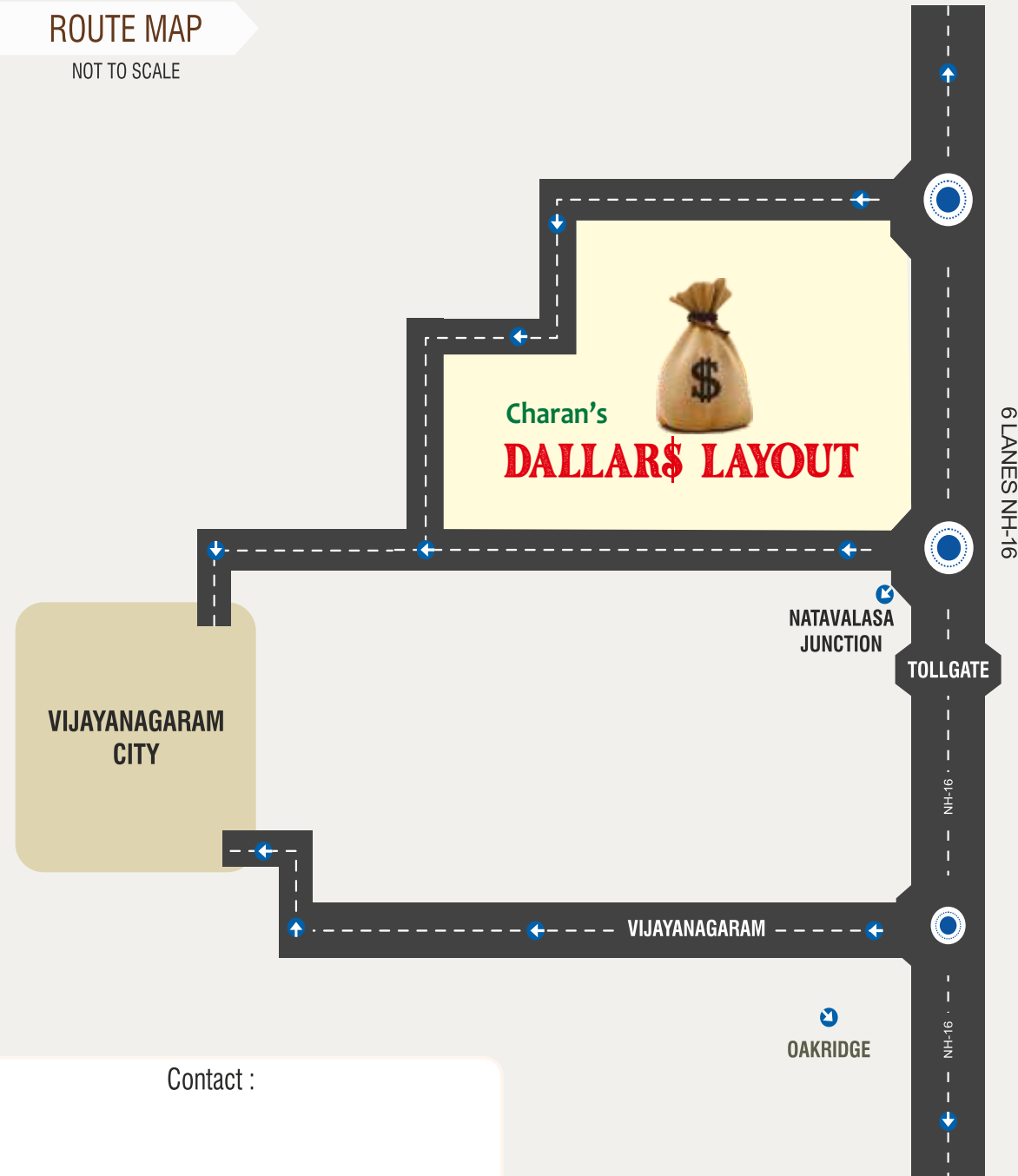
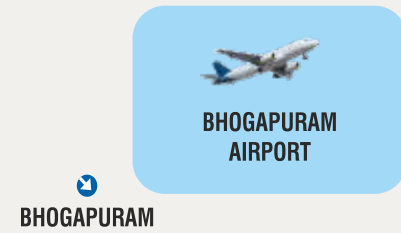


ROUTE MAP

NOT TO SCALE



Contact :



BHOGAPURAM



50 Acres,
Mega Gated Community Project



vpublishations@93914 44449



*Perfect House
For Living*



Charan's
DALLAR\$ LAYOUT





THE BEST NEST TO INVEST

Charan's
DALLAR\$ LAYOUT



Vemula Parandhama Naidu (Babu)
Chairman & MD

ABOUT CHARAN GROUP

Established in 2004, Charan group has several projects in and around the scenic city of Vishakhapatnam. The man behind the organization is **Mr. Parandhama Naidu (Babu)**, whose visionary business acumen and wide experience in construction and real estate domain has led to its stupendous success. Under his influential leadership, the organisation has grown exponentially after nearly two decades of establishment. His invaluable foresight has established Charan group as a real estate forefront in Vishakhapatnam, Vizianagaram, and Srikakulam. All completed and ongoing ventures under Charan group boast of strategic and scenic locations, unremarkable maintenance, and availability of top notch civic amenities. Charan group prioritises customer relations and therefore, is a trustworthy establishment for all the real estate needs. With the growing interest in real estate and Mr. Parandhama Naidu's vision, Charan group has achieved numerous milestones with many more to go.

ABOUT VISAKHAPATNAM

The city is also the third most densely populated urban built-up areas in the world, and is classified as a Y-grade city by the Sixth Central Pay Commission. The city is the second most populous in the state with a population of more than one million. It was recognized as a "Global City of the Future" by McKinsey Quarterly, which expected an increase to GDP of \$17 billion by 2025. In October 2018, it was awarded with ISO 37120 platinum level certification and has been added to the "Global Cities Registry". Due to the presence of several well-known educational institutions, the city has emerged as a major educational hub in recent times, with many of nationwide students studying in the city. It is expected to be the India's 10th fastest growing city economy in the world by 2035 by a report published by Oxford Economics. Due to its high ratings in entertainment, construction, food as well as education, health care, transport, It is ranked as India's ninth most liveable city as per Ease of Living Index 2018, Ministry of Housing and Urban Affairs and the 2nd most liveable city in the state of Andhra Pradesh.





ABOUT BHOGAPURAM

Bhogapuram is abuzz with real estate developments. Located just 45km away from Vizag, this area rose to prominence, responding to the upcoming Green Field Airport announcement in 2015. And since then, several real estate ventures have sprung up. From plotted communities, layouts, open plots, villas to ready to move flats, an investor has an array of options to choose from in Bhogapuram. Even the prices of properties near National Highway 16 have gone up. An investment here today would be a jackpot tomorrow.

Cashing in on the upcoming Green Field Airport; apartment, open plots and several other properties have come up

Properties can range from approximately Rs.30 lakh to Rs.3 crore

A lot of scope for affordable housing

Assured appreciation value within a few years and high ROI

A well-developed area with great connectivity

Land prices shot up by 20-30% between 2019-2020 and its growing year on year



Charan's

DOLLAR\$ LAYOUT

ABOUT DALLAR\$ LAYOUT

With the upcoming Green field airport announcement in 2015, Bhogapuram (45 Km from Visakhapatnam) has become a hotspot for real estate developments ranging from plotted communities, open plots, villas, ready-to-move flats. The future of real estate around Vishakhapatnam region is in Bhogapuram due to the well-planned developments. Dallars layout under Charan group is one such gated community venture. As a VMRDA project, Dallars layout boasts of a well-planned infrastructure and outdoor amenities including Swimming pool, clubhouse, gym, and lush greenery. With the upcoming airport, the place will be easily accessible via air as well as road. Charan group envisions to offer the residents a brighter tomorrow to create phenomenal memories. Amidst soaring real estate prices, people can fulfil their dream of a beautiful house at affordable costs. Due to escalating developments in the Bhogapuram region, the investment in Dallars layout will multiply exponentially in the next few years.



Charan's
DALLAR\$ LAYOUT



Charan's
DALLAR\$ LAYOUT



The beauty of multi-hued, breathtaking nature is often indescribable. It must be felt with the heart to fully appreciate the optimistic influence it holds on every one. The splendidous species of saplings, plants and trees elevate the standard of green and organic living. Different species of flora add their own glow to the nature's magnificent surroundings. To experience this awe-inspiring touch of nature, step into Aero Farms. A world of it's own with amazing flora and incredible scenic beauty. Yes, it's the perfect weekend getaway for your family.

Magic of Green Living!

The moment you step into the environs of Aero Farms, you are transported to a mystical land of awesome vegetation. The sublime location, the picturesque surroundings, the charming houses...will all make your heart beat faster. The grandiose entrance will further up ante on a stylish and uncompromised living. Yes, it's all the worth to leave behind the rigoursof life and embrace the magical charm of country side without compromising on the standards of city life.

Charan's
DALLAR\$ LAYOUT



Clubhouse



Swimming Pool



Entrance Arch



East Facing Unit



Pond



Play Court



A TOUCH OF GRANDEUR & FACILITIES

Charan's Dallar\$ Layout is class apart in every dimension. Here, the spacious clubhouse boasts of latest amenities and stands as a perfect place to host friends or relatives for a day or two. The well-appointed suites cater to a spread of luxury needs, while the grand lobby adds its own charm. A scintillating pool within the premises will rejuvenate and rekindle the spirit of grand and zestful living.

What's more, a separate meeting zone for discreet business meetings and party zone for throwing memorable parties complete the sprawling infrastructure. That's not all; Aero Farms' rich foliage coupled with its modern amenities makes it an impeccable spot to host a variety in style and grandeur.

Charan's
DALLAR\$ LAYOUT





ABOUT AMENITIES

A Luxurious living, Simply lyrical leaves you enchanted and affinitive

Charan's Dallars Layout is a fully secured venture with a surrounding compound wall, avenue plantation with well-constructed footpaths, and electrical connections to every plot. Our project is nestled in a pollution-free environment ensuring a healthy life. Various prestigious projects surround this venture, and thus, it offers one a great community. Immediate registrations with a clear title set the ball rolling smoothly to become part of this impressive venture. It's hard not to fall in love with Charan's Dallars Layout, and one can't possibly leave from here without getting enchanted by this exquisitely developed venture.

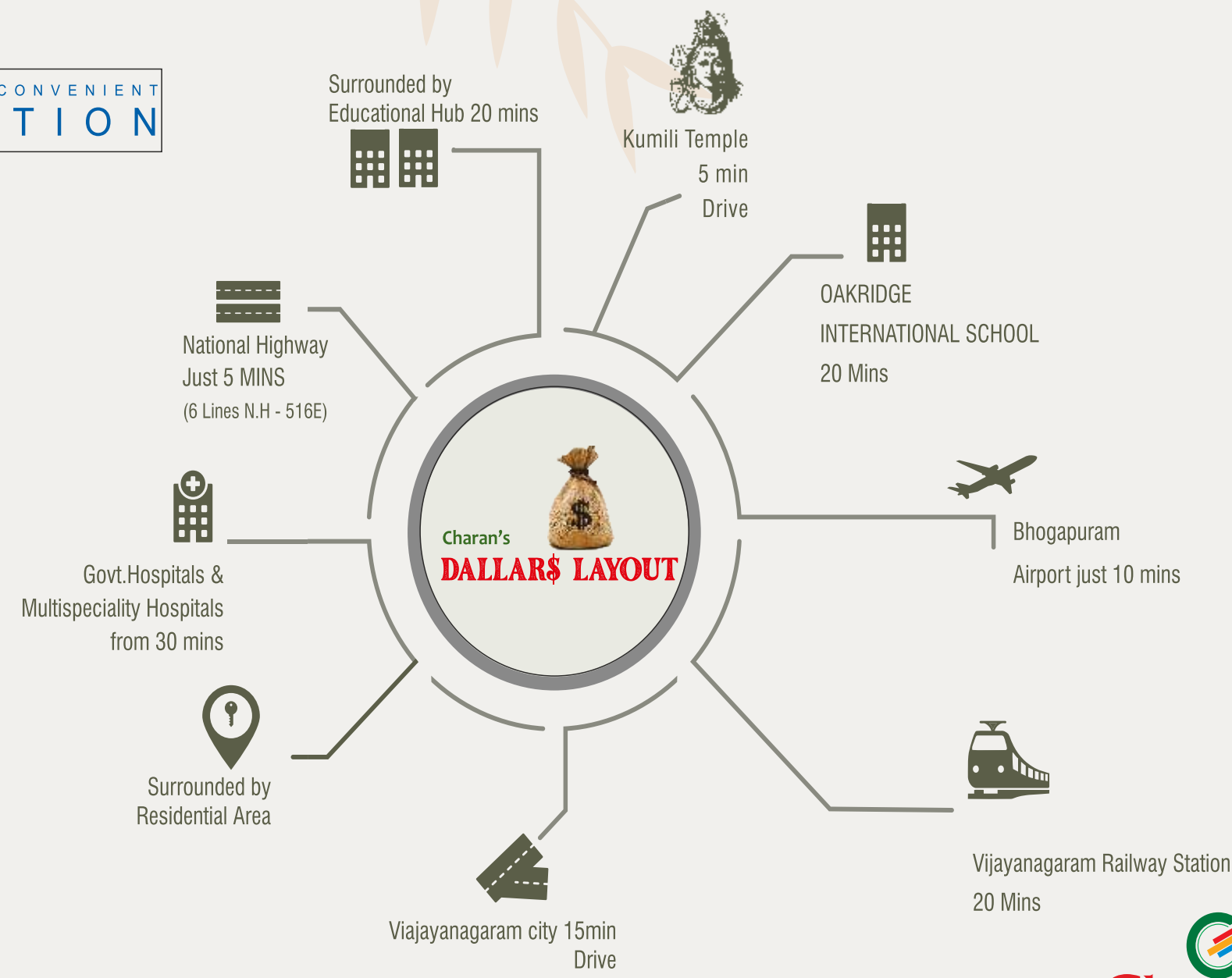
- | | |
|--|---|
|  BLACK TOP ROADS |  OVER HEAD ELECTRICITY |
|  AVENUE PLANTATION |  STREET (LED)LIGHTS |
|  FOOTPATHS |  WATER PIPELINE |
|  FULLY LANDSCAPED PARK |  UNDERGROUND DRAINAGE |
|  THE GRAND ARCH |  SWIMMING POOL |
|  24/7 SECURITY |  JOGGING TRACK |
| |  CLUB HOUSE |

Charan's
DALLAR\$ LAYOUT





AMAZINGLY CONVENIENT
LOCATION



Charan's
DALLAR\$ LAYOUT