



Profile – PAGADALA CONSTRUCTIONS PVT. LTD.

Founder & Managing Director:

Rajesh Pagadala – Managing Director

Education: Master of Science, Structural Engineering, Arizona State University, USA in the year 1991

Brief History:

Mr. Rajesh Pagadala has overall 25+ years of experience in Real-Estate Development, Organizational Growth Management, Project Execution, Delivery Management, Strategic Planning and Execution.

Mr. Rajesh Pagadala has initially co-promoted Aditya Construction Company India Pvt. Ltd. (ACCIL) in the year 2006. Mr. Rajesh Pagadala has also co-promoted Aditya Housing & Infrastructure Development Corporation Pvt. Ltd. (AHIDCO) in the year 2006 as a Joint Venture between ACCIL and UIOF, a real estate based venture capital fund based out of Mumbai. ACCIL & UIOF has jointly deployed more than 1200 Crores as PE Investment as form of Equity and Debt for various land acquisitions and project finance.

Mr. Rajesh Pagadala has been the Managing Director for the group companies (ACCIL and HIDCO) during the timeframe of 2006 – 2015 and under his leadership; both the companies grew at a blistering pace and have emerged in the top three major real estate players of Hyderabad. Together ACCIL and AHIDCO has developed over 20+ projects (as listed below) with 4.25 million SFT of built-up area of various low rise, high rise and Villa gated community residential projects in Hyderabad and Visakhapatnam. He has been one of the three founding promoter directors and also the “Builder” on record for Project Statutory Approvals for all the projects executed by the group companies since the inception in 2006.

Under his leadership, the group companies has raised and successfully repaid considerable number of term loan based fund limits for various projects from Axis Bank, Andhra Bank, Syndicate Bank, HDFC Ltd, ICIC and India Bulls

List of projects completed as a co-promoter of ACCIL & AHDICO:

Sr. No.	Name Of The Project	Project Location	Built Up Area (SFT in Lakhs)	Project Value (Cr)	Year (Complete)	Status
1	Hill Top	Jubilee Hills, Hyderabad.	0.35	22.75	2007	Completed
2	Swapnalok	Jubilee Hills, Hyderabad.	0.25	16.25	2007	Completed

3	Park View	Jubilee Hills, Hyderabad.	0.25	16.25	2008	Completed
4	Hill Paradise-I	Nandagiri Hills, Hyderabad	0.45	29.25	2008	Completed
5	Odeyssay	Kondapur, Hyderabad	0.5	32.50	2009	Completed
6	Green Fields	Kondapur, Hyderabad	1.0	65.00	2008	Completed
7	Monarch	Kondapur, Hyderabad	0.5	32.50	2009	Completed
8	Windsor	Kondapur, Hyderabad	1.25	81.25	2009	Completed
9	Hill Paradise-II	Nandagiri Hills, Hyderabad	0.36	27.00	2010	Completed
10	Eternia	Kondapur, Hyderabad	0.8	22.00	2010	Completed
11	Mount Castle	Nandagiri Hills, Hyderabad	0.75	56.25	2013	Completed
12	Hill Crest	Nandagiri Hills, Hyderabad	0.43	32.25	2013	Completed
13	Aditya Mansion	Jubilee Hills, Hyderabad.	0.35	22.75	2009	Completed
14	Eden Woods	Tellapur, Hyderabad.	1.79	116.35	2010	Completed
15	Empress Heights	Jubilee Hills, Hyderabad.	1.73	62.28	2013	Completed
16	Aditya Heights	Kondapur, Hyderabad	2.5	47.50	2015	Completed
17	Eden Park	Nallagandla, Hyderabad	1.6	52.80	2105	Completed
18	Empress Park	Jublieehills, Hyderabad.	2.76	207.00	2014	Completed
19	Villa Grande	Bowenpally, Hyderabad.	4.31	237.05	2016	Completed
20	Ocean Heights	Rishikonda, Vizag	3.48	132.24	2016	Completed
21	Fortune Towers	Madurawada, Vizag	2.84	85.20	2016	Completed
22	Empress Towers	Jubilee Hills, Hyderabad.	14.42	605.64	2016	Completed

In the advent of changing competitive landscape in Hyderabad and the new emerging markets in the upcoming capital Amaravathi, Andhra Pradesh, Mr. Rajesh Pagadala has exited from the promoter group of ACCIL/AHIDCO and has promoted **PAGADALA Constructions Pvt. Ltd. (PCPL)** and has taken up three Residential Real Estate Projects in Guntur (as listed below) in the affordable housing segment with a combined built-up area of 5.0 Lakh SFT / 325 Residential Units (2 & 3 BHK Flats, Duplex Villas). PCPL was established in the year 2010 as a Real Estate and Construction Company and has executed various construction contracts and project management contracts prior to launching the real estate projects in Guntur, Andhra Pradesh.

PAGADALA has successfully raised term loan based fund limits from Andhra Bank for the Project REVANTA and have subsequently repaid the Term Loan on time.

List of projects launched as a promoter of PCPL:

Sr. No.	Name Of The Project	Project Location	Built Up Area (SFT in Lakhs)	Project Value (Cr)	Year	Status
1	REVANTA	LAM, Guntur, AP.	1.45	31.50	2017	Construction In Progress
2	ORION	Nallapadu, Guntur, AP.	1.35	25.00	2018	Approvals Received, In Pre-Launch
3	ATTILA	Nallapadu, Guntur, AP.	0.70	12.00	2018	Pre-Launch
4	ORION VILLAS	Nallapadu, Guntur, AP	75 Villas (1.5 Lakh SFT)	36.50	2018	Land Acquisition in Progress
5	AMRA	Bowerampet, Hyderabad	0.20	8.0	2020	Land Acquisition Completed, Approvals in Progress

List of Construction and Project Management Works by PCPL:

Sr. No.	Name Of Client	Work Description	Built Up Area (SFT/Acre)	Project Value (Crores)	Year (Complete)	Status
1	RR Associates	RCC Works – Institutional Building, Gulbarga	1.50 LAKH SFT	5.65	2010	Completed
2	ACCIL	Civil Works – Residential Building, Hyderabad	50,000 SFT	1.50	2011	Completed
3	RR Associates	Residential Villa Development - Interior Works	13 Acers	2.50	2012	Completed
4	BeetleRim Technologies	ITES Office Interiors Works	10,000 SFT	1.60	2012	Completed
5	ACCIL	Project Management & Value Engineering – Residential High Rise Projects	45 Lakh SFT	4.50	2012-16	Completed
6	EnviroTech Systems	Project Management and Industrial Civil Works	15,000 SFT	0.75	2014	Completed