



SHIVIRA HOMES
PRESENTS

AAROHA

Some things you buy.
Some things you belong to.



YOUR DREAM OUR PROMISE

About AaroHa

IN TELUGU, AAROHA MEANS ASCENT — RISING, GOING HIGHER. THIS IS NOT JUST WHERE YOU INVEST. THIS IS WHERE YOUR FAMILY'S STORY BEGINS ITS CLIMB.

AaroHa is Shivira Homes' flagship residential plot community on Bellary to Anantapur Highway, Anantapur - one of Andhra Pradesh's most strategically positioned growth corridors. Situated immediately opposite to Skandashini's 300-acre premium gated community and its near to confirmed 13,500 crore KIA Motors investment, AaroHa offers Government approved open plots with full infrastructure already in place. Every plot at AaroHa reflects the same principle: clear title documents, affordable pricing, and a location that genuinely makes sense for your family's future. With 30 feet BT roads, Electricity poles, a compound wall, and approved by all nationalized banks, AaroHa is ready for you the day you register.

THE PROJECT

01. **BELLARY HIGHWAY GROWTH CORRIDOR**
02. **ADJACENT TO SKANDASHINI TOWNSHIP PROJECT**
03. **NEAR TO KIA MOTORS 13500 CRORE INVESTMENT**
04. **CLEAR TITLE DOCUMENT & APPROVED BANK LOANS**
05. **VERY NEAR TO PROPOSED CARGO AIRPORT**
06. **EARLY MOVING ADVANTAGE**



Amenities

49
PLOTS

30ft
FT ROAD WIDTH

GOVT.
APPROVED PLOTS,

04
BANKS
PRE-APPROVED



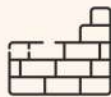
CLEAR TITLE DOCUMENTS

Fully encumbrance-free documentation. Every legal paper in order before sale



ELECTRICITY POLES

Installed and facility available to all the plots



COMPOUND WALLS

Full boundary wall surrounding the community. Security and definition.



WATER TAP CONNECTION

Every plot will be having tap connection ,



PLANTATION

Tree-lined avenues and green open spaces. A community built to breathe.



STREET LIGHTING

Installed and commissioned on all roads



100% VASTU

All plots designed and oriented according to traditional Vastu principles.



ENTRANCE GATE

Compound wall connected with entrance gate full perimeter secured

HOME LOANS AVAILABLE FROM





PLOTS AVAILABLE

PLOTS NO	MEASURE MENTS	AREA CENTS
1		14.54
2 TO 8	50'X122'	14.00
9		13.45
10		4.55
11 TO 16	30'X51'	3.51
17 TO 18	35'X51'	4.09
19 TO 22	30'X51'	3.51
23		4.35
24		4.60
25		3.81
26		3.57
27		3.34
28		4.25
29		2.49
30 TO 32	30'X44'	3.03
33	34'X44'	3.43
34	34'X51'	3.98
35 TO 36	30'X51'	3.51
37		5.11
38		2.59
39 TO 40	30'X44'	3.03
41	34'X44'	3.43
42	34'X51'	3.98
43	30'X51'	3.51
44		5.23
45		3.04
46		3.51
47		3.98
48		5.25
49		5.11



BELLARY - ANANTAPUR HIGHWAY

KAMURU ROAD



Location

STRATEGIC ADDRESS

Bellary Highway , Anantapur – Andhra Pradesh

WHERE WE ARE

1 Mins Skandashini 300-Acre Township

10 min Proposed Cargo Airport

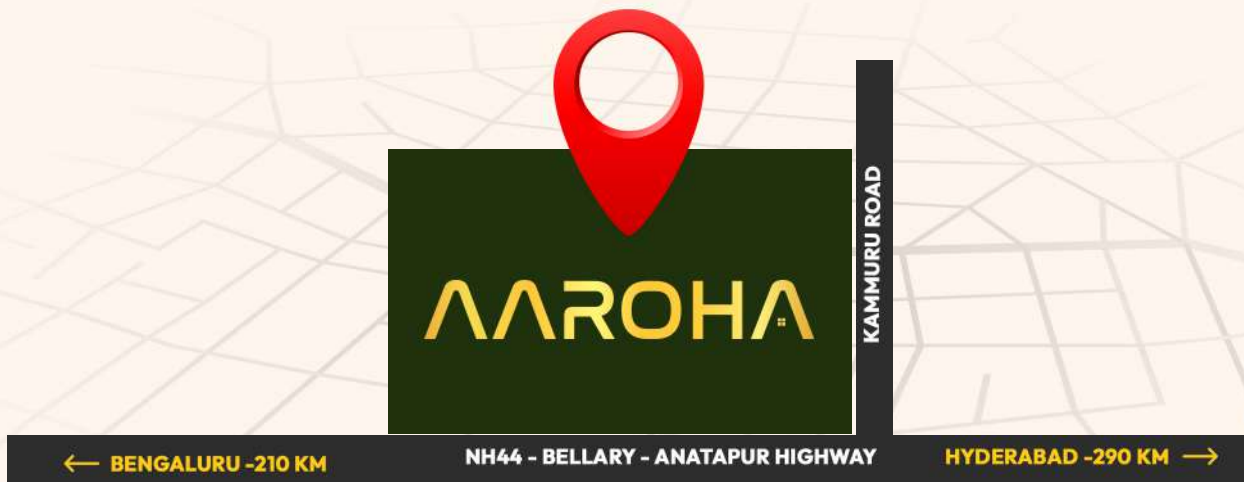
5 Mins SIMS hospital

4 Hours Bengaluru Airport & City

5 Mins Anantapur City

5 Hours Hyderabad Airport & City

1 Hour KIA motors



 PROPOSED CARGO AIRPORT

 **SKANDASHINI**
300-ACRE GATED COMMUNITY
(PREMIUM RESIDENTIAL)

 ANANTAPUR CITY CENTRE

About Shivira Homes



Shivira Homes was founded on a single conviction: that the families of Anantapur deserve a real estate partner who puts legal transparency and honest counsel before a sale. Before founding Shivira Homes, Vadde Jayalakshmi spent 8 years learning every aspect of Anantapur's property market - the documents, the pitfalls, the corridors of genuine value, and the ones that only looked good on paper. Today, Shivira Homes operates on that knowledge. Every project is approved before a single plot is offered. Every buyer sees every document before paying a single rupee. There is no pressure, no hidden charges, and no small print. Our team handles every NRI and first-time purchase personally if you are in need.

"I built Shivira Homes because families in Anantapur deserved a developer they could trust completely. Aaroha is the project I am most proud of - not just for where it is, but for what the legal file looks like when you open it. Everything is in order. Nothing hidden"

VADDE JAYALAKSHMI

Founder, Shivira Homes



300

HAPPY FAMILIES,

08+

YEARS
EXPERIENCE

0

TITLE DISPUTES

04

TRUSTED BANKS

www.shivirahomes.com

Experience yourself for a better view of Aarooha.

OFFICE ADDRESS

Shivira Homes, 3rd Floor, Sampada Complex,
Bellary Rd, Beside power Office,
Ganesh Nagar- Anantapur. - 515 004,

Email: sales@shivirahomes.com.

SITE ADDRESS

Aarooha,
Anantapur to Bellary Highway,
Anantapur, AP

WE PROVIDE A FREE SITE EVERY DAY

Book Your Slot - Call / Whatsapp

+91 888 999 83 55

VIDEO CALL / ONLINE SITE VISIT
ALSO AVAILABLE ACCORDING TO YOUR TIME ZONES .

FOR MORE PROJECT DETAILS, 3D WALKTHROUGH, PLEASE LOGIN TO
www.shivirahomes.com



THE PROJECT BY
 **SHIVIRA**
H O M E S

