

|| LOKAH : SAMASTAH :
SUKHINO BHAVANTU ||

Perhaps in no other time in human history our homes have become as valuable places as they are now. These days the whole world converges into a microcosm and lets us do everything under the sun in just a click of a button.

The recent breakthroughs in technology and corresponding societal changes have made us aspire not just to a 'home sweet home' but to a home that serves as a

'personalized mini-world.'



Welcome Home





**SAMPRETI
OPENS UP
A NEW AGE
WORLD
AT KANDLAKOYA
NEAR KOMPALLY!**



**“A
personalised
mini
world”**



**It's a
better
life here!**





**STEP IN
AND EXPERIENCE
A DIFFERENT LIFE
WELCOMING YOU!**



**It's a
better
life here!**

Huge Sit outs
Wide Corridors
Power Back-Up





The finest finishing of every inch makes them truly a masterpiece of art where living is pure bliss.





It's a
better
life here!

**PREMIUM
LIFESTYLE
AMENITIES**



 **SUBISHI**
Engineers



- A/C GYM
- INFINITY SWIMMING POOL
- MULTIPURPOSE HALL
- INDOOR GAMES
- PROVISION FOR YOGA/AEROBICS
- GUEST ROOMS
- PROVISION FOR UNISEX PARLOUR
- ADMINISTRATIVE OFFICE ROOMS
- PROVISION FOR CRECHE
- CRICKET PRACTICE NET
- BASKET BALL PRACTICE COURT
- CHILDREN'S PLAY AREA
- WALKING & JOGGING TRACK
- VISITOR'S PARKING
- VISITOR'S LOUNGE

CRICKET PRACTICE NET



It's a
better
life here!



Well detailed
landscape
with hard and
soft cover



Spaces to
enjoy for
all generations



GATEWAY IT TOWER

Kondlakoya near Kompally is considered a growth corridor with the much-anticipated Gateway IT Park on the anvil. A major initiative of the Telangana government, the IT hub will house blue chips from across the world. It abuts National Highway with close proximity to Outer Ring Road, which links residents to IT and Financial hubs of the city like Gachibowli etc. Catching an International Flight in Shamshabad from Sampreeti is less than an hour's journey. This makes commuting to work is a breeze.



Replicating the famed Cyber Corridor of Hyderabad, the Gateway IT Park, spread across 10 acres, will be a major destination for software giants and is anticipated to offer employment to over 50,000 people. Prices and progress are set to accelerate with the project gaining momentum.



**CLOSE TO WORK,
HOME AND
EVERYTHING
IN-BETWEEN...**



EDUCATIONAL INSTITUTES

Neeraj International School
 Delhi Public School
 Sadhu Vaswani School
 Suchitra Educational Institute and
 CMR Educational Campus etc.
 NALSAR Law College
 St Ann's High School
 Loyola College



HEALTHCARE CENTERS

Suraksha women and
 child hospital
 Renova hospital
 Rush hospital
 Harsha hospital etc



WORK PLACES

Tech Mahindra
 Kandlakoya is
 connected to ORR
 that means
 accessibility to any
 corner of the city is
 possible in minutes



LEISURE & ENTERTAINMENT

Cine Planet
 Decathlon
 Leonia Resorts
 Alankrita Resorts
 Dholari Dhani
 Runway 9
 Oxygen Park

APPROXIMATE ACCESSIBILITY TIME FROM SITE

01
(MIN)

Outer Ring Road
 Niraj International School
 CMR Educational Campus

10
(MIN)

D - Mart
 Metro - Wholesale
 Cine Planet
 Renova & Harsha Hospital
 Kompally
 Bolaram Railway Station

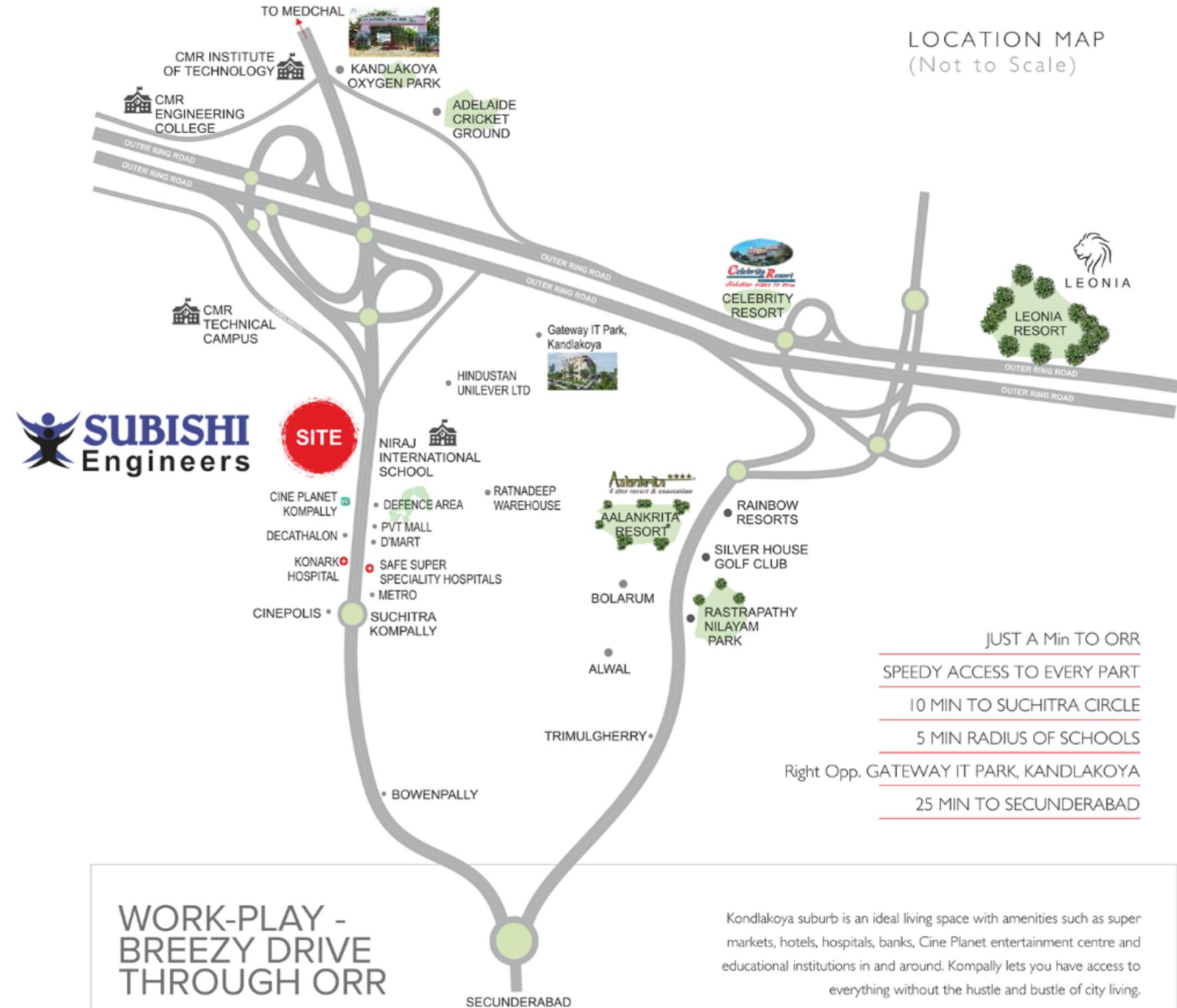
15
(MIN)

Suchitra Circle
 Decathlon
 Shopping Malls

25
(MIN)

Jubilee Bus Stand
 Leonia Resorts
 Tech Mahindra
 Secunderabad Railway Station

LOCATION MAP (Not to Scale)



**WORK-PLAY -
 BREEZY DRIVE
 THROUGH ORR**

Kandlakoya suburb is an ideal living space with amenities such as super markets, hotels, hospitals, banks, Cine Planet entertainment centre and educational institutions in and around. Kompally lets you have access to everything without the hustle and bustle of city living.

JUST A Min TO ORR
 SPEEDY ACCESS TO EVERY PART
 10 MIN TO SUCHITRA CIRCLE
 5 MIN RADIUS OF SCHOOLS
 Right Opp. GATEWAY IT PARK, KANDLAKOYA
 25 MIN TO SECUNDERABAD

STAKE YOUR CLAIM TO A BETTER LIFE



It's a better life here!

1. MAIN ENTRANCE & EXIT
2. SECURITY CABIN
3. VISITOR'S PARKING
4. JOGGING TRACK
5. MINI AMPHITHEATER
6. CRICKET PRACTICE NET
7. CHILDREN'S PLAY AREA
8. BASKETBALL RINK
9. SEATING
10. ELDERLY SEATING
11. ENTRY TO CLUB HOUSE THROUGH TOTLOT

BOUTIQUE GATED COMMUNITY
 144 UNITS
 AREA | 106 to 2705
 2 ACRE PRIME PROPERTY
 PRIME LOCATION
 AMPLE VENTILATION
 SPACIOUS SIT OUTS
 PLANNED FOR MODULAR KITCHENS

SITE LAYOUT



TYPICAL FLOOR PLAN

Flat No.	Apartment Type (2BHK/3BHK)	Super Built Up Area (Sq.ft)
1	3BHK(W)	2240
2	4BHK(E)	2710
3	3BHK(W)	2050
4	3BHK(E)	1851
5	3BHK(W)	2185
6	2BHK(N)	1330
7	2BHK(N)	1335
8	3BHK(N)	2125
9	3BHK(W)	1675
10	3BHK(E)	1690
11	2BHK(W)	1235
12	2BHK(E)	1275
13	3BHK(N)	1910
14	2BHK(W)	1215
15	3BHK(E)	1710
16	3BHK(E)	1635





CONCEPTUAL IMAGE

TYPICAL FLOOR PLAN
F1-3BHK



TAKE A
CLOSER
LOOK
INSIDE



TYPICAL FLOOR PLAN
F2-4BHK



TYPICAL FLOOR PLAN
F6-2BHK



TYPICAL FLOOR PLAN
F12-2BHK



TYPICAL FLOOR PLAN
F15-3BHK

CLUBHOUSE FLOOR PLANS



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



BANQUET HALL
DINING
 PANTRY

INDOOR GAMES
YOGA/AEROBICS
 WAITING LOUNGE

GYM
SWIMMING POOL
 LOUNGE



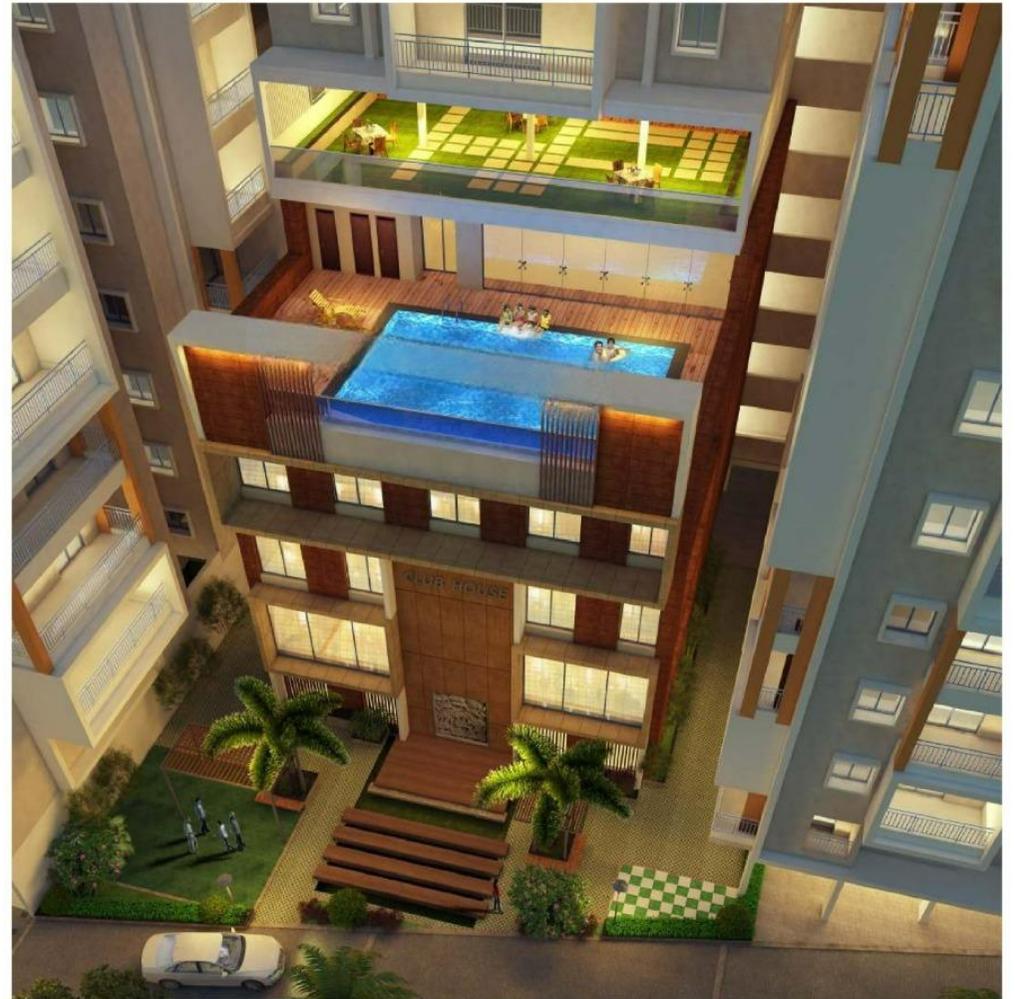


FOR A LIFE
THAT MAKES
YOU FEEL
COMPLETE...



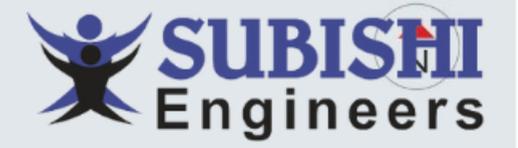
It's a
better
life here!

Swimming Pool
Gymnasium
Aerobics & Yoga
Multipurpose Hall





CLUBHOUSE FLOOR PLANS



FIRST FLOOR PLAN

- CRECHE
- WAITING LOUNGE
- RECEPTION
- WOMEN'S PARLOUR

CLUBHOUSE FLOOR PLANS



SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



BANQUET HALL
DINING
PANTRY

INDOOR GAMES
YOGA/AEROBICS
WAITING LOUNGE

GYM
SWIMMING POOL
LOUNGE



SPECIFICATIONS



RCC FRAMED STRUCTURE:

RCC framed structure to withstand Wind and Seismic loads.

- **Internal walls:** 4 1/2" thick with Red bricks or cement solid bricks.
- **External walls:** 9" thick with Red bricks or cement solid bricks.
- **Plastering:** Double coat cement plastering with smooth / sponge finishing



DOORS, WINDOWS & RAILINGS

Main Door: Teak Wood Door Frame & Veneer Flush shutter with Hardware of Reputed Make.

Internal Doors: Teak Wood Door Frame & Veneer Flush Shutter with Hardware of Reputed Make.

Windows: UPVC Window with plane glass of Reputed Make with mosquito mesh for all windows.

Balcony Railings: MS Railing with enamel paint finish.



FLOORING

Drawing, Living, Dining: 800x800 mm size Double Charged Vitrified Tiles of Reputed Make.

All Bedrooms & Kitchen: 800x800 mm size Double Charged Vitrified Tiles of Reputed Make.

Bathrooms, Corridors, Balconies & Utility: Anti-Skid Ceramic Tiles of Reputed Make.



TILE CLADDING

Dadoing in Kitchen: Glazed Ceramic Tiles dado up to 2'-0" height above Kitchen Platform of Reputed Make.

Bathrooms: Glazed Ceramic Tile Dado up to 7'-0" height of Reputed Make.

Utility: Glazed Ceramic Tiles Dado up to 3' Height of Reputed Make & Granite flooring for staircase



PAINTING

External: Textured finish and Two Coats of Exterior Emulsion Paint of Reputed make.

Internal: Smooth putty finish with 2 Coats of Premium plastic Emulsion Paint of Reputed make over a Coat of Primer.



PLUMBING - All CP fittings of Jaguar or equivalent, Sanitary fitting of CERA or equivalent.



KITCHEN

Counter: Granite Platform with Stainless Steel Sink.

Other Accessories: Provision for fixing of Water Purifier, Exhaust Fan or Chimney & Tap Provision for washing machine in utility area.



ELECTRICAL

- Modular electrical switches of reputed brand.
- Concealed copper wiring of reputed make.
- Power outlets for geyser and exhaust fans in all toilets.
- Power outlets for AC in all bedrooms and Living.
- TV provision in Living area & Master bedroom.
- Power points for Cooking hob, Chimney, refrigerator, water purifier, mixer, grinder in kitchen.
- Power point for washing machine in utility area.
- 3 phase power supply for each flat.
- Miniature Circuit Board for each Distribution board of reputed brand.



TELECOMMUNICATIONS, CABLE TV & INTERNET

- Telephone points in Master Bedroom, Drawing / Living Room.
- Intercom facility: Intercom facility to all the flats connecting to Security.
- Cable TV Provision for Cable Connection in Master Bedroom & Living Room.
- Internet connection in hall & children bedroom.
- 100% DG backup for all lights & fans.



ELEVATORS / LIFTS:

- Standard Passenger/service lifts and exclusive lift for Club house.
- Granite/ Vitrified Tiles wall cladding for lift entrance.



STP

- A Sewage Treatment plant of adequate capacity.



SECURITY

- Solar fencing all round the compound wall.
- Video door phone in every flat.
- Surveillance Cameras will be provided in all common areas & will provide provision for monitoring from security cabin and Maintenance office.



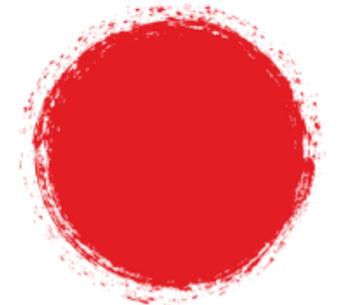
FIRE SAFETY

- Fire hydrants & Fire sprinklers System
- Alarming system will be provided at suitable areas.
- Fire Control panel will be provided at main security cabin as per norms.



PARKING MANAGEMENT

- Entire parking is well designed to suit the number of Car Parks provided parking signages.



It's a better life here!



5 th Floor Hotel Minerva Grand Building
Kompally

Beside Cine Planet, Hyderabad - 500100

For More info :

93999 85000

89 5888 5000

[www Subishi.com](http://www.Subishi.com)



**Project financed by and
mortgaged to Bajaj Housing
Finance Ltd**

no objection certificate/permission to mortgage
from bajaj housing finance ltd will be provided for
sale of flats.