

**SNR**  
*Sri Sri*  
*Kala Kuteers*  
*Gold*

*A heavenly abode for Earthly Luxury*



## The Experience of Living in Heaven on Earth

SNR Group has been a new trend in real estate. As a phenomenal builder of our time, it's created myriad projects in record time only to script million success stories. It's where architectural expertise meets innovation. It goes on achieving sky-high goals with the most accomplished team of the field under the leadership of Mr. Sama Narsimha Reddy (Founder & Director) and Mr. Sunil Kumar Reddy Sama (Chairman & Managing Director) and declares a new testimony. Serving the customers with the best of the product, durable and sophisticated features is the way of life in SNR Group. It focuses on lively and sprawling landscapes of natural beauty coupling with scenic flora and fauna and architectural aristocracy that give you the experience of living in heaven on earth. As to make your life move at ease, SNR Group makes sure the apartments are located in prime areas encompassed by some of the best facilities such as hospitals, schools, colleges, corporate companies, shopping malls and many more.

### Mr. Sama Narsimha Reddy

**Founder & Director**

Having been a gem of real-estate world, Mr. Sama Narsimha Reddy has taken the real-estate segment to the next level. Over the past 4 decades, his leadership in managing the business, a sizable team and the huge customers base has translated his vision into a great success. Creating a greater tomorrow and brighter future to lead the innovation in the field has been his all-time goal. He goes on exploring new dimensions to serve and create immense opportunities. It's always the customers come first than business in his philosophy. A leader who leads the future, he's a mastermind of real-estate business strategies, customer-centric marketing and promotions.

### Mr. Sunil Kumar Reddy Sama

**Chairman & Managing Director**

A young, visionary and dynamic leader who measures the pulse of the market rightly to plan and deliver as per the needs of customers and market trend. He's empowered with a master's degree in business administration that guides him and his rich experience into the real-estate sector leads him to be a trendsetter and often go-getter of an unparalleled stature. He's also a strategic planner, goal setter and big achiever. As a mature leader, he's covered the extra mile in construction, architecture and properties marketing as a result he has gone to win customers trust in the market.



## Group of Companies

SNR Nirman India Private Limited, Hyd.

Sri Sri Gruhanirman India. Pvt. Ltd., Hyd.

### SNR Sri Sri Kala Kuteers Gold

Address: Survey No. 51/1, Opp. Radio Station, Chinthal Kunta  
L.B.Nagar, Hyderabad

### SNR Nirman India Private Limited

H.No.: 13-3-8/1, 1st Floor, Above Kotak Mahindra Bank, Hanuman Nagar  
Chaitanyapuri Main Road, Dilsukhnagar, Hyderabad - 500060  
Ph: 66313144, [www.snrgroup.in](http://www.snrgroup.in)



**SNR**  
*Sri Sri  
Kala Kuteers  
Gold*

*Truly regal,  
absolutely  
phenomenal*

Living in SNR apartments is absolutely regal the apartments are coupled with luxury, comfort and utmost bliss. They bring you a world of elegance where your dream comes true and aspirations come to fruition. The unique features such as spacious well-designed rooms, modern and sophisticated ambience and amenities posh and elegant architectural style and atmosphere make your life and family enjoy the abundant joy, peace and happiness. Explore a new world for your dear ones and create a new identity of your own.



*Main Entrance*



*North West View*



**SNR**  
*Sri Sri  
Kala Kuteers  
Gold*

*Where luxury  
meets lifestyle*

SNR Sri Sri Kala Kuteers Gold is a dream project that has been created by SNR NIRMAL INDIA PRIVATE LIMITED. It stands in a sprawling landscape of natural beauty and architectural aristocracy that gives you the experience of living in heaven on earth. As a phenomenal builder of our time it's created myriad projects in record time only to create million success stories. The apartments are located in a prime area which connect you to some of the best facilities such as hospitals, schools, colleges, corporate companies, shopping malls and many more to make your life move at ease. It's time for you now to redefine your class. Be a part and live with pride at SNR Sri Sri Kala Kuteers Gold.



SNR  
*Sri Sri  
Kala Kuteers  
Gold*

*Matchless in look,  
splendid in stature*

We shape a sky high dream for everyone. As you believe in seamless, trendy and seminal achievement; we journey with you till your dream comes true. Isn't it the opportune time for you to classify your class?







**SNR**  
*Sri Sri*  
*Kala Kuteers*  
*Gold*

*Aristocratic living*  
*Luxurious Lifestyle*

- 2 acres of land
- Ground & Upper 5 Floors
- 176 Units
- Each Flat has super built up area  
2BHK (1250, 1255, 1290, 1300 & 1350)  
3BHK (1485, 1505, 1560, 1575, 1600, 1605, 1625,  
1655 & 1810).

*Ariel View*



**SNR**  
*Sri Sri*  
*Kala Kuteers*  
*Gold*

*Typical Floor Plan*

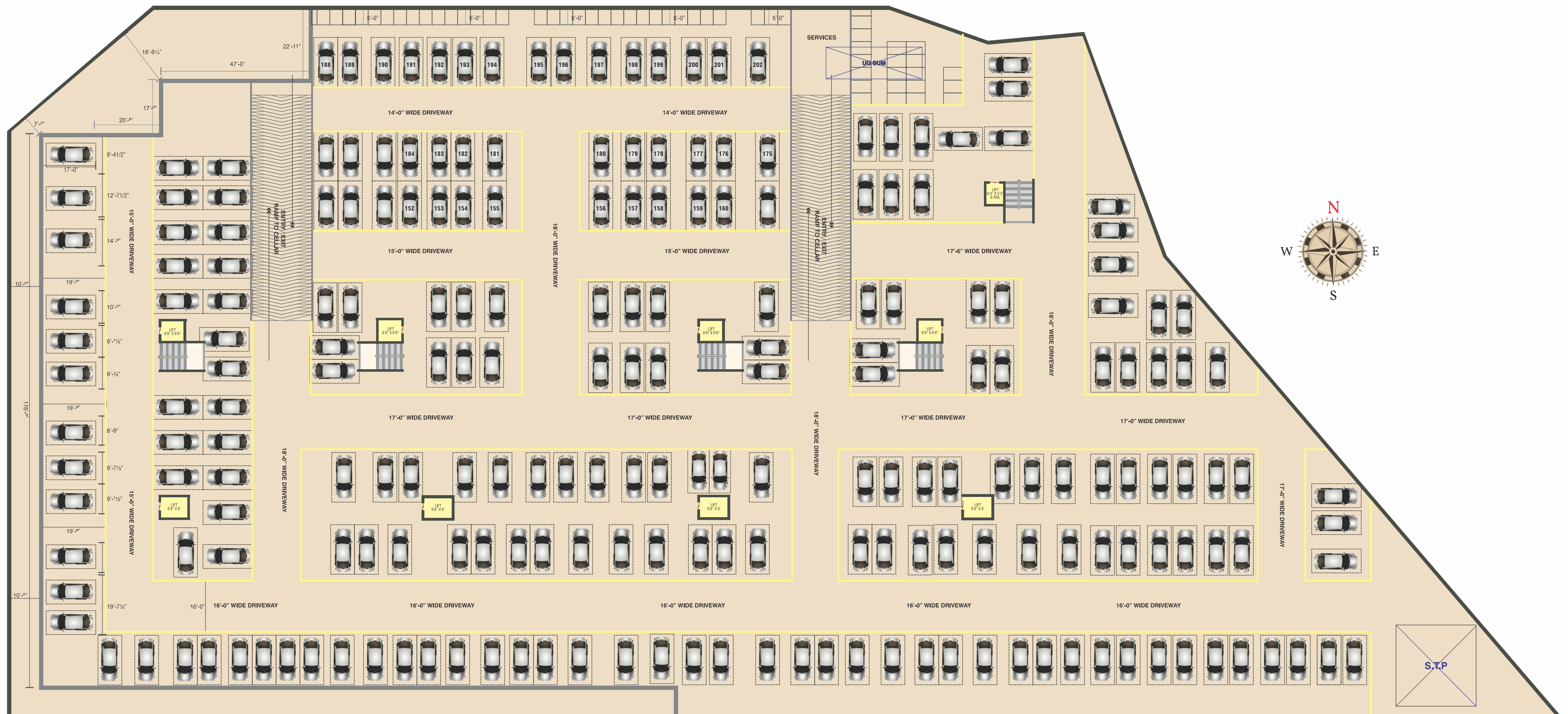




**SNR**  
*Sri Sri*  
*Kala Kuteers*  
*Gold*

*Cosy & Spacious*  
*Car Parking*

Sri Sri Kala Kuteer Gold has gorgeous facilities for parking, both on ground floor and cellar, there are spacious parking lots where hundreds of cars can be accommodated cosily with systematic traffic control system!





*North View*

*Majestic living begins here*





SNR  
*Sri Sri  
Kala Kuteers  
Gold*

*Celebrate  
in prosperity*

A few emerge to take pride by demonstrating the architectural dexterity in real-estate. And a few others lead the market and serve the valued customers in true sense with their passion, commitment and qualitative charming apartments. SNR Nirman India Private Limited is a master architect with the best brains of construction to blend present engineering trend with world-class architectural technology to deliver the best of its promise where one can live, relish and rejoice in prosperity.

*South West View*





*South-East View*



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## *Unique Features*

- Lakeview
- Strategic location
- Vasthu compliance
- Individual flat
- Excellent ventilation
- Premium quality construction
- Earthquake resistance
- Car parking per unit







*Club-House View*





*World-class  
amenities  
to make your  
life amazing*


















## Amenities

- Swimming Pool
- Exclusive Clubhouse with Provisions for
  - Visitors Lounge
  - Supermarket
  - Gym
  - Meditation / Yoga Hall
  - Party / Meeting Hall
- Power Backup Generator
- Intercom Facility
- Solar Fencing
- Round The Clock Security
- Exquisite Landscaping
- Drinking Water
- CC Cameras





# Specifications

	FOUNDATION & STRUCTURE	: RCC framed structure		TILE CLADDING & DADOING	
	SUPER STRUCTURE	: Red Clay / Cement brick work in cement mortar		Toilets	: Best quality acid resistant body designer glazed ceramic tile dado upto 6' - 6" / 7' - 0"
	PLASTERING			Kitchen	: Granite tile dado up to 2' height above kitchen platform
	Internal	: Double coat cement plastering finished with luppam		Utility / Wash	: Glazed ceramic tiles dado upto 2' - 6" height
	External	: Double coat cement plastering		KITCHEN PLATFORM	
	JOINERY WORKS			Granite platform with steel sink of reputed make with bore & municipal water connection, provision for cabinets and exhaust fan	
	Main Door	: Good quality teakwood frame with teakwood shutter with design panel. Shutter finished with melamine matt polish fixed with good quality hardware		TOILETS (All toilets consist of)	
	Internal Doors	: Good quality teakwood frame and design flush shutter fixed with good quality hardware		a) Medium size washbasin make Hindware / CERA / Parryware of reputed brand	
	Windows	: UPVC / Aluminum Power Coated single glazed glass sliding door with bucks shutter standard hardware		b) E.W.C in master bedroom with flush tank Hindware / CERA / Parryware of reputed brand	
	PAINTING			c) Hot and cold wall mixer with shower provision and geyser in all bathrooms	
	Internal	: Two coats of emulsion paint over a base coat of primer		ELECTRICAL	
	External	: Premium quality with Birla wall care external finish painting		a) Concealed copper wiring of standard make	
	FLOORING			b) Power outlets for A/C & geyser in master bedroom	
	Living spaces	: Vitrified tiles of size 800X800 / 600X1200		TELEPHONE & CABLE TV	: Provision for master bedroom and drawing / living room
	Bedrooms	: Vitrified tiles of size 800X800 / 600X1200		LIFTS	: Standard make lift
	Kitchen	: Vitrified tiles of size 800X800 / 600X1200			
	Toilets	: Best quality acid resistant, anti skid designer tiles			





LOCATION MAP

(Not to Scale)



Accessibility & Convenience

CORPORATES	HOSPITALS	EDUCATIONAL INSTITUTIONS	SHOPPING	TRANSPORTATION
Genpact TCS Infosys	Rainbow Hospital Kamineni Hospital Global Aware Hospital	Birla Shloka Sri Chaitanya School Akshara International School	D Mart India Metro Cash & Carry LPT Market	Metro Station Bus Stop





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**TS RERA No.: P02400002308**

**Note:** This Brochure is only a conceptual presentation and not a legal offering. The promoters & developers reserve the right to change any / all of the specifications / elevations / plans shown here.