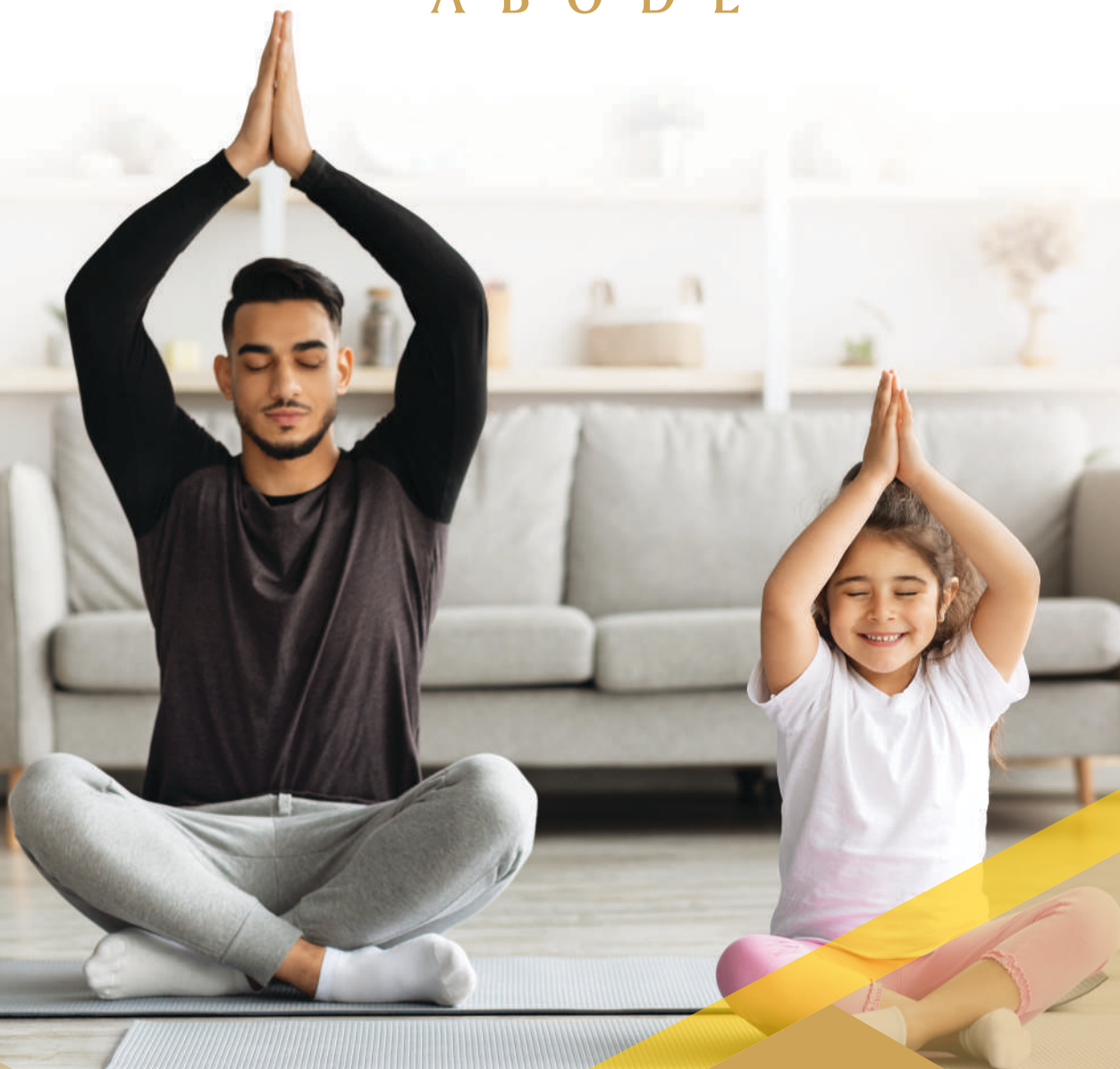




—TJR's—
MAANIK
A B O D E

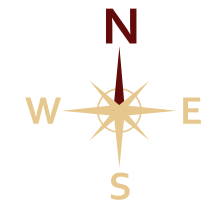


LIVE IN PEACE
TO ACHIEVE YOUR DREAMS

TJR's MAANIK A B O D E

We believe that your best begins with a home that inspires you. 'TJR's Maanik Abode' at KACHAVANI SINGARAM ROAD is for those who seek an exceptional home and life. Beautiful homes built on the ethos of finesse, dedicated to innovation, they offer transformative experiences to the residents. A towering presence in the habitat along the Parvatapur inner conduit leading up to the Uppal 'Elevated Expressway' and then on to the ORR, and at a short distance is 'TJR's Maanik Abode'.





TYPICAL FLOOR PLAN

AREA STATEMENT

Flat No.	1	2	3	4	5	6
	3 BHK East	2 BHK East	2 BHK East	2 BHK East	2 BHK West	2 BHK East
Plinth Area	1254	1016	1016	1000	1024	1024
Common Area	313	254	254	250	256	256
Saleable Area (sq. ft)	1567	1270	1270	1250	1280	1280

Flat No.	7	8	9	10	11	12
	2 BHK West	2 BHK West	2 BHK West	3 BHK West	2 BHK East	2 BHK West
Plinth Area	1000	1016	1016	1254	1024	1024
Common Area	250	254	254	313	256	256
Saleable Area (sq. ft)	1250	1270	1270	1567	1280	1280

EXCEPTIONAL LIFESTYLE UNRIVALED LOCATION

Conceived in the belief that home and living to the fullest are inextricably entwined, 'TJR's Maanik Abode' at KACHAVANI SINGARAM ROAD is devoted to the finest in inspirational locales and lifestyles. Stunning with the impressive approach road to the Uppal 'Elevated Expressway' and then on to the ORR, the residence is a safe isle in the heart of NARAPALLY.

SITE'S JUST 7 KMS FROM UPPAL JUNCTION

Located by Education Institutes

- Global Indian International School
- Aurora Engineering College
- Neil Gogte Engineering College
- Anurag University
- Nalla Malla Reddy Educational Institutions
- Nalla Narsimha Reddy Educational Institutions

Located by IT Enterprises

- Genpact
- Infosys

Proposed
Rachakonda Police
Commissionerate -
2 kms

TSRTC
Uppal Bus Depot

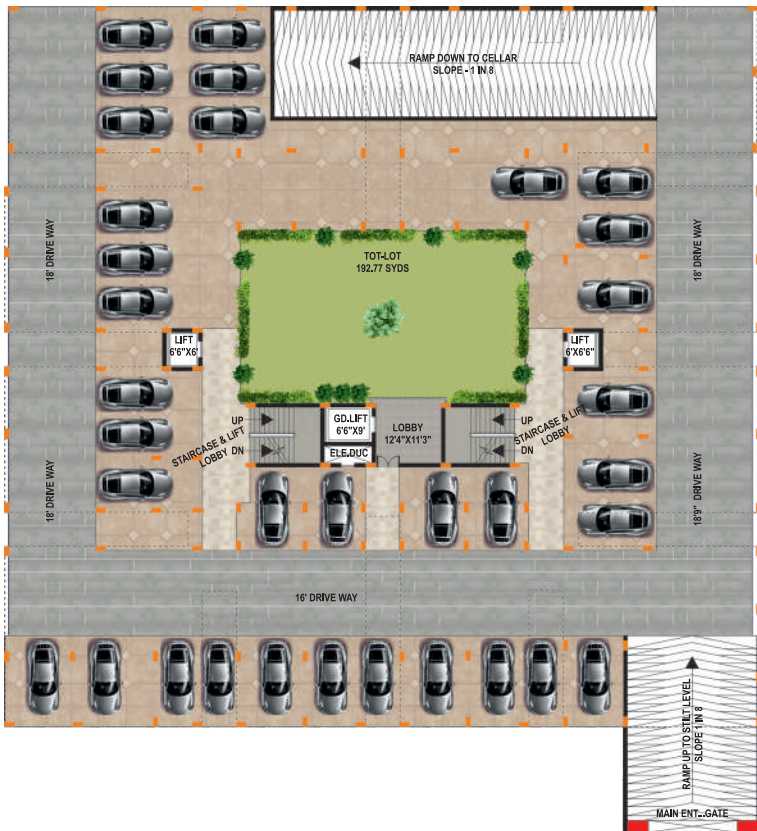
A belt of well-
developed residential
colonies in the
hinterland

Super Markets,
Hospitals,
Restaurants, Banks,
and ATMs

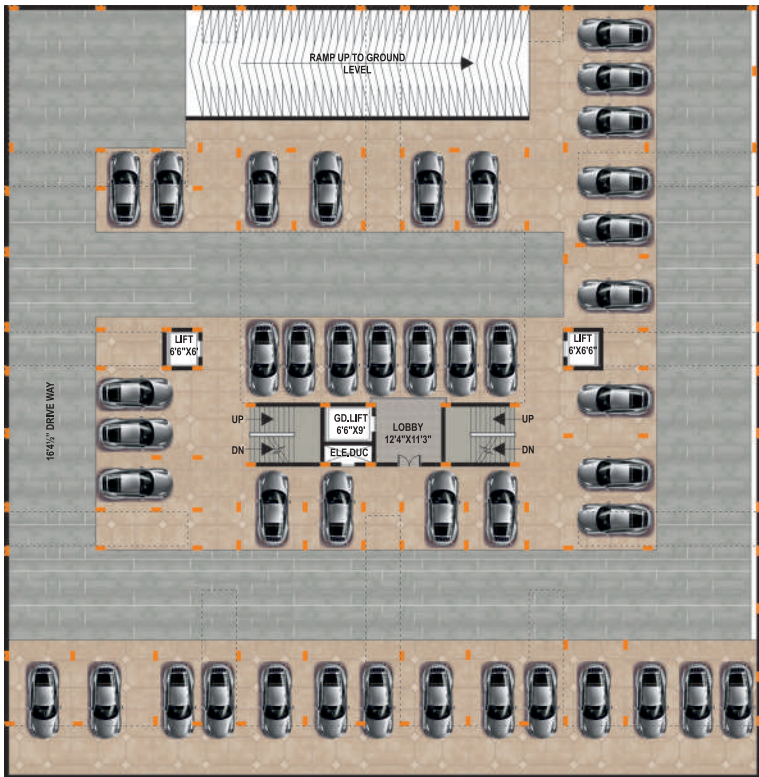
Asian MJR Square,
Mall & Multiplex



STILT PARKING PLAN



CELLAR PARKING PLAN



AMENITIES

Design as per 100% Vaastu

Covered car parking

Tol-lot Area

No common walls

Excellent and abundant
ground-drinking water
in the premises

Quality Construction under the
supervision of highly experienced
Architects and Engineers

EVERY EFFORT TO ENSURE YOUR COMFORT

SPECIFICATIONS

STRUCTURE

R.C.C. framed structure with table moulded bricks in cement mortar.

DOORS

Main Door: Teakwood frame aesthetically designed with polished shutter and fitted with hardware of reputed make.

Internal Doors: Teakwood frame with both -sides laminated flush doors.

WINDOWS

uPVC windows with mosquito mesh and MS safety grills.

FLOORING

Bedrooms, drawing, living, dining and kitchen with vitrified tiles of size (800mm X 800mm) for the entire flat.

PAINTING

Internal: Smooth luppam finish with acrylic emulsion paint.

External: Combination of textured /smooth finish.

UTILITIES/WASH

Anti- skid tiles for wet areas for washing utensils and glazed tiles up to 3' height.

KITCHEN

Granite platform with stainless steel sink with both municipal and bore-well water connection. Glazed ceramic tiles dado up to 2' height above kitchen platform.

WATER SUPPLY

Adequate water supply from overhead tanks with provision for municipal and bore-well water.

POWER BACK-UP

Acoustically insulated stand-by generator for lift, lights in common areas and pumps.

PARKING

Aesthetically-designed parking tiles adorn the floor.

TOILETS

Hot and Cold concealed diverter with shower, ceramic floor mounted E.W.C, and ceramic wash basin. Provision for geysers in all bathrooms. C.P. fittings are chrome-plated of ESSESS / Hindware or equivalent make. Designer concept tiles of reputed make up to door height.

CABLE TV

Provision for cable TV connection in hall and master bedroom .

ELECTRICAL

Concealed copper wiring of standard make with adequate light, fan, power plugs and points with standard make modular switches. Security with CCTV.

LIFT

6-Passenger auto door, branded make 2 nos lifts and 1 no. service lift. Granite / tiles cladding in each lift's floor.



NOTE:

- 1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers only.
- 2) No modification allowed in the elevation part. Elevation is as per the design & colours depicted in the Brochure.

LOCATION PLAN



'TJR's Maanik Abode' is the go-to luxury apartment community in this locality. Located in the inner loop of a landmark neighborhood at KACHAVANI SINGARAM, the apartments offer contemporary features and amenities. The beautiful community includes exuberant two and three bedroom apartments; the pinnacle of luxury, a summit of comfort and convenience, mirroring your mind, thoughts and personality therefore the fountain of all what you have been looking for- impeccable style, unbridled exclusivity, and a quality life - all offered in a peaceful and conducive setting within the city limits.

Promoters



SRI SAI BUILDERS & DEVELOPERS

Sales Helpline / Enquiry:

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+91 99662 77999 | +91 63091 14777

Architects/Structural Consultants:



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