

The promoters

Ever since inception, Praneeth has not only been building best-in-class residential and commercial spaces, it has also been quietly building a strong reputation as a trustworthy real estate enterprise dedicated to innovating the game and offering value-for-money projects for its customers. Every project from Praneeth comes with the assurance of aesthetic elegance, modern features, high durability, and excellent value: qualities that have made it a favorite with customers seeking the best value for their hard-earned money.

Having successfully built and delivered 5 projects totaling 8 lakh sq. ft. and with another 5 large projects under various stages of construction, Praneeth is surely amongst the fastest growing companies in its class: thanks to its high quality standards, outstanding service and off course the immense support and trust of its discerning customers.

Praneeth's commitment to excellence and its tradition of delivering beyond customer expectations, ensures that every project from the company is amongst the most sought-after in the market. And Praneeth Pranav Valley at Bachupalli, Hyderabad is no different.

Ongoing Projects

- Praneeth Pranav Meadows @ Bowrampet
- Praneeth Pranav Homes @ Beeramguda
- Praneeth Pranav County @ Beeramguda
- Praneeth Heights @ Kondapur

Up-coming Projects

- Praneeth Pranav Pride @ Gopanpally
- Praneeth Pranav Orchids @ Bowrampet
- Praneeth Pranav Panorama @ Ameenpur / Chandanagar
- Praneeth Pranav Abodes @ Bachupally

Completed Projects

- Praneeth Homes @ Mallampet
- Praneeth Residency @ Mallampet
- Praneeth Nature's Bounty Phase -I, Phase -II, Phase -III @ Mallampet
- Praneeth Greenfield @ Beeramguda
- Praneeth Westwoods @ Gopanpally

A Project by

Praneeth
G R O U P

Head Office

3 - 83/1/A/5, Nizampet, Hyderabad - 72.
Andhra Pradesh, India.

For Sales: 99596 15833, 99596 15837, 9959615851

E - mail : sales@praneeth.com

Site Office

Near Silver Oaks School, Bachupally
Hyderabad

www.praneeth.com

Architect

Praneeth Designs

plant
more
trees

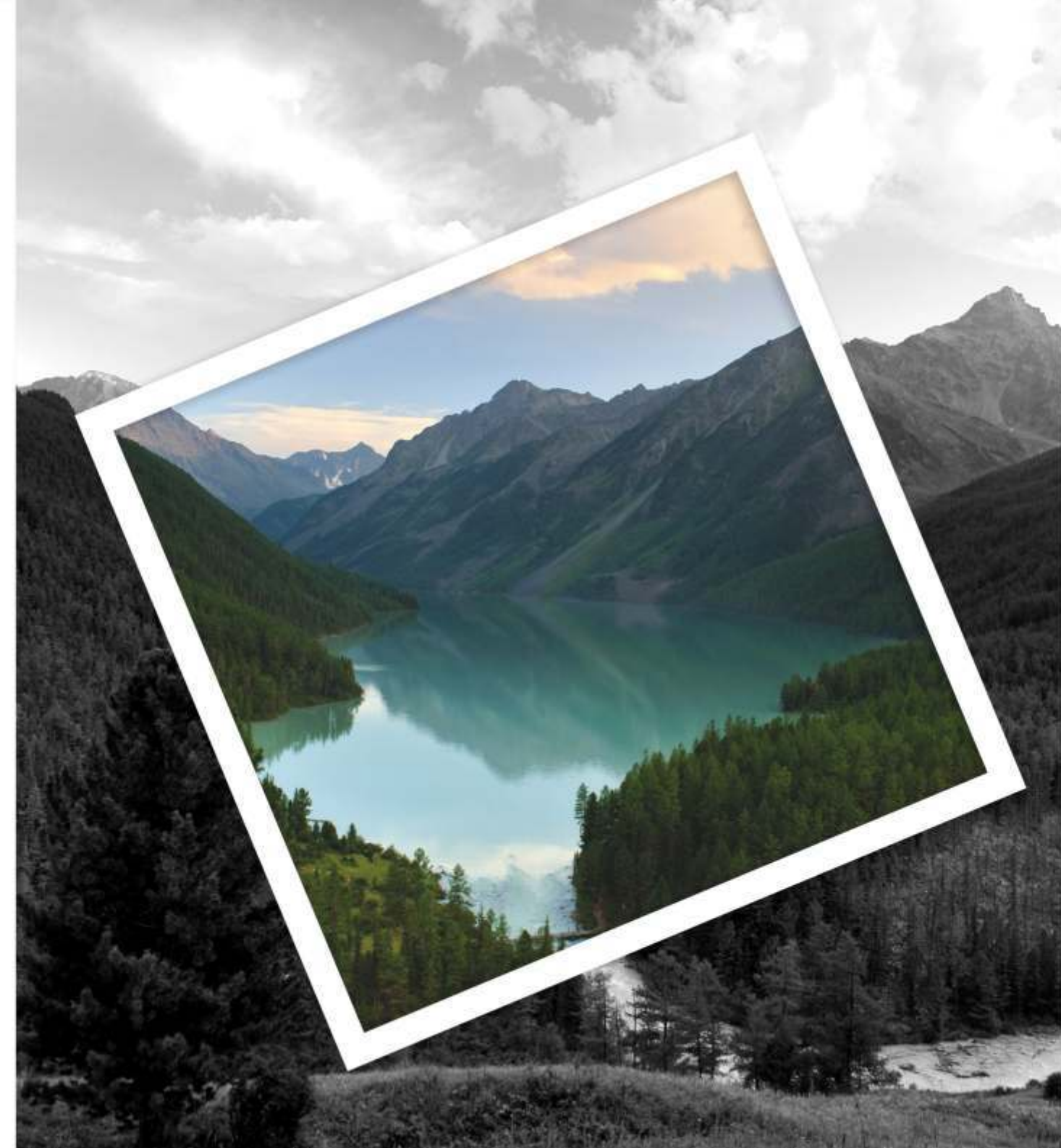
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A Project by

Praneeth
G R O U P

Where life is
Delightful

Praneeth
pranav valley



“Dreaming of a decisive dwelling with dear ones in your very own delightful, deluxe villa diligently designed just the way you dreamed?”

Welcome to Praneeth Pranav Valley at Bachupalli, Hyderabad - an integrated gated community project featuring customizable duplex villas spread over about 10 acres with all modern amenities.

Sitting pretty at a serene location, this enviable gated community project offers 130+ customizable villas for the discerning. With flexible design options, each villa can be customized to meet individual tastes and preferences. After all, it's a home: a once-in-a-lifetime dream.

And good life is all around. Located conveniently close to major residential, commercial, shopping and entertainment facilities, Praneeth Pranav Valley comes with a great location and excellent connectivity too – it's just 6 kms away from the Metro & 3 kms away from ICBT and Outer ring road.

This HMDA approved project also features a classic club house with a host of modern facilities to make living here, truly enjoyable.

Praneeth Pranav Valley at Bachupalli-Hyderabad, comes to you from Praneeth Developers, one of the leading real estate enterprise in Hyderabad reputed for its innovation and high quality standards.





CLUB



HOUSE



The Club House

The classic club house at Praneeth Pranav Valley adds to the grandeur and joy of this beautiful gated community. Residents can enjoy all the luxuries and facilities that include a range of sports, health, entertainment and other leisure facilities. The club house also includes an exclusive play area for children to get naughty and enjoy a great time with their neighbours, friends and family. For the fitness-conscious, there a modern gym to keep in great shape. For sports enthusiast, there's the indoor games area to test your sporting skills. Residents of Praneeth Pranav Valley also benefit from the party hall and open lawns to host parties and get-togethers in style. The club house at Praneeth Pranav Valley offers one more reason to celebrate life. Everyday!





Area Statement

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
1.	167	EAST	30'0"X50'0"
2.	170	EAST	30'0"X51'0"
3.	172	EAST	30'0"X51'6"
4.	175	EAST	30'0"X52'6"
5.	177	EAST	30'0"X53'0"
6.	179	EAST	30'0"X53'6"
7.	178	EAST	30'0"X53'3"
8.	177	EAST	30'0"X53'0"
9.	177	EAST	30'0"X53'0"
10.	177	EAST	30'0"X53'0"
11.	177	EAST	30'0"X53'0"
12.	177	EAST	30'0"X53'0"
13.	177	EAST	30'0"X53'0"
14.	175	EAST	30'0"X52'5"
15.	170	EAST	30'0"X51'0"
16.	166	EAST	30'0"X49'9"
17.	161	EAST	30'0"X49'3"
18.	151	EAST	30'0"X49'3"
19.	141	EAST	30'0"X45'4"
20.	146	EAST	30'0"X43'10"
21.	141	EAST	30'0"X42'4"
22.	120	NORTH/EAST	26'4"X41'0"
23.	178	SOUTH	42'4"X38'0"
24.	244	SOUTH/ EAST	30'0"X52'6"
25TO29	183	EAST	30'0"X55'0"
30.	185	EAST	30'0"X55'7"
31.	187	EAST	30'0"X56'0"
32.	188	EAST	30'0"X56'5"
33.	188	EAST	30'0"X56'10"
34.	190	EAST	30'0"X57'3"
35.	192	EAST	30'0"X57'8"
36.	193	EAST	30'0"X58'1"
37.	195	EAST	30'0"X58'5"
38.	195	EAST	30'0"X58'7"

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
39.	196	EAST	30'0"X58'10"
40.	197	EAST	35'4"X50'0"
41.	197	EAST	30'0"X59'3"
42.	197	WEST	35'4"X50'0"
43TO51	167	WEST	30'0"X50'0"
52.	208	SOUTH/WEST	37'6"X50'0"
53.	208	NORTH/WEST	37'6"X50'0"
54TO61	167	WEST	30'0"X50'0"
62.	222	SOUTH/WEST	40'0"X50'0"
63.	222	SOUTH/EAST	40'0"X50'0"
64TO71	167	EAST	30'0"X50'0"
72.	208	NORTH/EAST	37'6"X50'0"
73.	208	SOUTH/EAST	37'6"X50'0"
74TO82	167	EAST	30'0"X50'0"
83.	247	EAST	44'3"X50'0"
84.	231	WEST	44'8"X46'5"
85.	157	WEST	30'0"X46'10"
86.	157	WEST	30'0"X47'3"
87.	159	WEST	30'0"X47'8"
88.	160	WEST	30'0"X48'2"
89.	163	WEST	30'0"X49'0"
90.	165	WEST	30'0"X49'6"
91.	166	WEST	30'0"X49'11"
92.	168	WEST	30'0"X50'5"
93&94.	170	WEST	30'0"X50'11"
95.	172	WEST	30'0"X51'6"
96.	172	WEST	30'0"X51'9"
97.	173	WEST	30'0"X52'1"
98.	174	WEST	30'0"X52'4"
99.	174	WEST	30'0"X52'7"
100.	176	WEST	30'0"X52'10"
101.	177	WEST	30'0"X53'0"
102.	177	WEST	30'0"X53'2"
103.	178	WEST	30'0"X53'4"

PLOTS NO.	AREA (SQYD)	PLOTS FACING	DIMENSIONS
104.	178	WEST	30'0"X53'6"
105.	179	WEST	30'0"X53'9"
106.	246	SOUTH/WEST	40'0"X55'5"
107&108	120	NORTH	24'0"X45'0"
109.	120	NORTH/WEST	24'0"X45'0"
110.	213	EAST/WEST	32'0"X60'0"
111&112	200	EAST/WEST	30'0"X60'0"
113.	360	EAST/NW	54'0"X60'0"
114.	360	EAST/NW	67'5"X48'0"
115.	180	EAST/WEST	33'0"X48'0"
116.	181	EAST/WEST	34'0"X48'0"
117 A&B	200	EAST	67'0"X27'0"
118.	255	NORTH/EAST	45'0"X51'10"
119&120.	255	NORTH	36'0"X45'0"
121.	188	WEST	30'0"X56'6"
122.	191	WEST	30'0"X57'3"
123.	193	WEST	30'0"X57'11"
124.	193	WEST	30'0"X58'0"
125.	193	WEST	30'0"X57'11"
126.	190	WEST	30'0"X57'1"
127.	187	WEST	30'0"X56'3"
128.	185	WEST	30'0"X55'6"
129.	181	WEST	30'0"X54'4"
130.	177	WEST	30'0"X53'2"
131.	173	WEST	30'0"X52'0"
132.	170	WEST	30'0"X50'10"
133.	166	WEST	30'0"X49'8"



150 Sq. Yds. East Facing Villa



Area Details	: (G+1 Floors)
Total Plot Area	: 150.0 Sq yds
Ground Floor Area	: 851.0 Sft.
First Floor Area	: 809.0 Sft.
Total Area	: 1660.0 Sft.



167 Sq. Yds. East Facing Villa



Area Details	: (G+1 Floors)
Total Plot Area	: 167.0 Sq yds
Ground Floor Area	: 948.0 Sft.
First Floor Area	: 902.0 Sft.
Total Area	: 1850.0 Sft.

180 Sq. Yds. East Facing Villa



Area Details	: (G+1 Floors)
Total Plot Area	: 180.0 Sq yds
Ground Floor Area	: 990.0 Sft.
First Floor Area	: 990.0 Sft.
Total Area	: 1980.0 Sft.



200 Sq. Yds. East Facing Villa



Area Details	: (G+1 Floors)
Total Plot Area	: 200.0 Sq yds
Ground Floor Area	: 1153.0 Sft.
First Floor Area	: 1153.0 Sft.
Total Area	: 2,306.0 Sft.



150 Sq. Yds. West Facing Villa



167 Sq. Yds. West Facing Villa



180 Sq. Yds. West Facing Villa



200 Sq. Yds. West Facing Villa

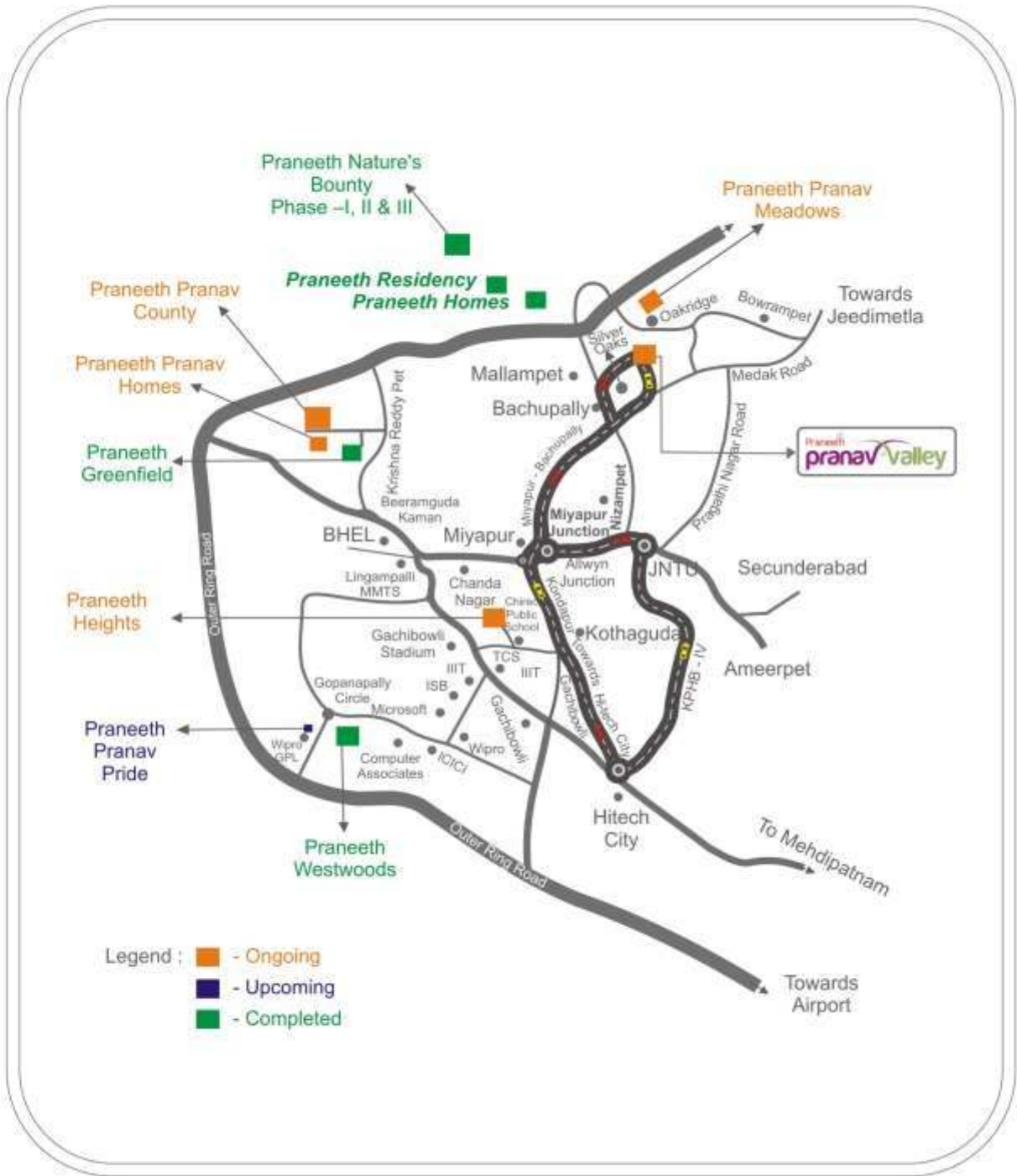


Specifications

RCC work:	M20 (1:1.5:3) grades. Steel with TMT ISI brand
Superstructure:	All external walls of 9" thick and internal walls of 4.5" thick brick walls with light weight CLC / RED bricks in CM 1:6 Cement plaster in two coats and luppum finish for all internal walls.
Flooring:	Premium Vitrified tiles of 2' X 2' size in all rooms except toilets. Anti Skid tiles in toilets. Designer cement tiles flooring in parking. Ceramic tiles in covered terrace and Balconies. Cement flooring with water proofing treatment in open terrace. Laminated Wooden flooring in master bed room. Staircase steps in granite
Woodwork:	All teak wood frames for doors. Main door shutter in teak and other doors shutters are of good quality flush doors with PVC skin. All windows are of UPVC fitted with iron grills and sliding glass. Toilet doors are waterproof. All brass fittings for doors
Kitchen:	Unlimited shelves in reinforced cement mortar. Granite top platform and stainless steel sink. Provision for exhaust or chimney. Glazed ceramic tiles dado of 2' height from Platform level
Toilets:	Hot and Cold wall mixer in two toilets with geyser provision. Cascade EWC in Master Bed room's toilet. Floor mounted EWC in other bathrooms with Plastic flush tank. Anti skid tiles flooring for all toilets and glazed tiles dado up to door top level, Ventilator with lowers.
Electricals:	Concealed copper wiring in conduits. Power outlets for AC's in all bed rooms. Power outlets for geysers in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer & grinder in Kitchen. 3 phase power supply with 5 KVA for each house. MCBs provision with meter and boards. All electrical fittings of Anchor ROMA/ Legrand or equivalent. Inverter wiring for one fan and light in all rooms and kitchen. range, refrigerator, microwave, mixer & grinder in Kitchen. 3 phase power supply with 5 KVA for each house. MCBs provision with meter and boards. All electrical fittings of Anchor ROMA/ Legrand or equivalent. Inverter wiring for one fan and light in all rooms and kitchen.
Sanitary:	All Hindware / Parryware / Cera sanitary fittings with CPVC pipelines. All C.P fittings are of Plumber or equivalent make. Three washbasins with pedestal per house, one in dinning, one in Master Bath room and third one as per customer choice would be provided.
Painting:	(A) Internal & Ceiling - All internal walls with plastic emulsion paint (Asian/Nippon). (B) External – ACE colors exterior emulsion for all external walls and Texture Paint for Front elevation as per design.
Compound wall:	Common compound wall with one gate and two gate lights on the road side (One road only in case of corner).
Staircase Railings:	Stainless steel railings for internal staircase and mild steel railing for outside furnishings (if any)

Value Addition Specifications:

- Intercom facility
- R/O water purifier for each house (KENT or equivalent make)
- Provision for Inverter
- Mosquito mesh provision



The Project Highlights

Get all the advantages of owning an extravagant designer villa with a range of modern amenities at one of the finest residential gated communities in Hyderabad. Praneeth Pranav Valley promises a secure, vibrant living environment with a host of advantages.

- HMDA Approved Layout
- Peaceful and Serene Environment.
- Easy accessibility to reputed schools, offices, banks and shopping malls
- Integrated Gated Community with Modern Amenities
- Extravagant, customizable villas to meet your tastes and preferences
- 130+ designer duplex villas with high construction standards
- Gated community spread over about 10 acre happy terrain
- Classic club house with facilities for sports, health, leisure and hospitality
- Vastu perfect habitat and spacious floor plans

The Location

Stay close to good life. Living at Pranath Pranav Valley give you the location advantage. Office, shopping or entertainment, just breeze in to the destination like a butterfly. With some of the finest schools and other academic institutions close by, you can have more time to spend with your children every day.

- Behind Silver Oaks school
- Closer to Old Bombay Road
- 6 kms from National Highway and Miyapur Metro
- 6 kms from Nizampet X Roads
- 12 kms from HITEC City
- 3 kms from Outer Ring Road