

N

MY HOME
nishada

IS IT A
RESIDENCE?
OR A RESORT?



For a **FRESHER**
VIEW *of living*

N
MY HOME
nishada



Having delivered over 24 landmark properties in Hyderabad where happy communities reside,
My Home Group is proud to present the latest jewel in its crown: Nishada.

Because **WORK**
CAN BE HECTIC,
YOUR HOME
should be **HEAVENLY**

My Home Nishada

A resort-themed residential project comprises large, uber luxurious homes in Kokapet, West of Hyderabad. With smooth connectivity to Hitech City, the financial district and world-class office spaces, Nishada's eight towers are set amidst 16.68 acres of vast open spaces.

Nishada represents an opportunity to live an enviable lifestyle –inclusively exclusive amenities, hospitality services and privileges including an extraordinary park, abundant courtyards and carefully landscaped greenery.

For those who are stressed at work all day, Nishada will truly be the divine sanctuary it is designed to be.



*The new landmark that
redefines the horizon*

Vastu-compliant eight towers
(G + 44 floors each) that soar
upwards and are rotated slightly to be
orientated to true North.
The entire project is surrounded by
views of nature at her best.



*Unparalleled Towers
with a view for everyone*

Unequal gaps (20m - 35m) between towers ensures a better view for all its residents.





LAND AREA

16.68
ACRES

OPEN SPACES

80
%

NO. OF BASEMENT LEVELS

04

CLUB HOUSE, OVER

1000000
SFT

08

SKY HIGH TOWERS WITH DOUBLE HEIGHT ENTRANCE LOBBY

G+44

FLOORS

1398

NO. OF APARTMENTS

3&4
BHK

ULTRA LUXURY APARTMENTS SIZES RANGING FROM 3450 SFT TO 4617 SFT



“The goal of life is
LIVING *in*
agreement **WITH**
NATURE”

+ +
Aedas

+ +

Aedas is the world's architecture and design practice driven by global sharing of research, local knowledge and a multi-geo practice. Their 1,200 creative minds with design studios across the globe create world-class design solutions with a deep social and cultural understanding of the communities they design.

Aedas: Architects with a Unique Vision

Set in the upcoming Kokapet area, My Home Nishada is designed to be the new residential landmark in luxurious resort living.

Conceptualized as a Resort-Living-Home, the development intends to enable the beauty of nature to flow right a home's living space. With carefully selected natural materials, the architecture makes a connection with its lush surrounding while retaining a contemporary design language. At the centre of the development, lies an expansive park as the focal node. This will serve as the green heart of My Home Nishada with a series of inter-linked verdant recreational pocket spaces. The unique architecture of the clubhouse further extends the resort concept by bringing nature vertically into its amenities. Fully vastu-compliant, the towers are also carefully planned to allow direct connections to the green on the lower levels, while the higher levels enjoy an uninterrupted lake view.



TOWERS *for* THOSE WHO SOAR *above the* WORLD

Nishada's eight towers soar into the sky as their G+44 floors create a sleekness with the use of a box portal to accentuate proportions. An elegant crown caps every tower and louvered service areas/ shafts represent facets of traditional architecture. Attention has been paid to external façade materials, the look and feel and safety initiatives/certifications with a blend of textures/stone/painted surfaces and louvers as well as pergolas to derive the play of shadows at lower levels. The glass being used to enhance external views is in line with safety standards of NBC codes.



An **ARRIVAL**
EXPERIENCE
that **UPLIFTS** *your*
SPIRITS

At Nishada, the ultimate experience of luxury begins even before you enter its driveway.

The magnificent entrance is designed to be a benchmark of a landmark. Located near to the outer ring road its sweeping spread welcomes residents and visitors alike with its usage of natural elements including timber, greenery and creepers. From the moment one enters. Finally, a signature waterfall creates a focal point that accentuates Nishada's calming, resort-like character.

CLOSE ENOUGH to THE HIGHWAY and FINANCIAL DISTRICT. FAR ENOUGH to escape from THE CROWD

Just west of Hyderabad city in Telangana, Kokapet's superior infrastructure and connectivity have made it the IT corridor's hotspot, and increased demand for commercial and residential properties. Its proximity to the IT hubs of Gachibowli, HITEC City and Madhapur also adds to its value.

Located on the ORR, connectivity to many commercial districts/IT offices in Hyderabad is ensured. Ten minutes away lies the financial district, schools, hospitals, malls and parks are conveniently accessible. A 158-km long, eight-lane ring road expressway passes through some of the crucial nodes of Financial District, International Airport, IKP Knowledge Park and Hardware Park. The National Highway (NH) 9 is around 30-minutes away.

educational institutions

Oakridge International School	20 Min
Delhi Public School.....	20 Min
Meru International School (Tellapur)	20 Min
Birla Open minds international school.....	15 Min
Glendale International School.....	16 Min
CBIT.....	10 Min
MGIT.....	10 Min

business/IT institutions

ICICI Towers	15 Min
Wipro.....	15 Min
Microsoft.....	15 Min
Infosys.....	16 Min
ISB	15 Min
Amazon.....	16 Min
Wave Rock.....	16 Min
The Sky View	23 Min

shopping & entertainment

IKEA.....	24 Min
Sarath City Capital Mall.....	25 Min
SLN Terminus.....	24 Min
Inorbit Mall.....	26 Min

health care facilities

Continental Hospital, Financial District.....	12 Min
Care Hospitals, Gachibowli.....	23 Min
AIG Hospitals, Gachibowli.....	23 Min
KIMS, Gachibowli.....	24 Min
Yashodha Hospital, Hi-tech City.....	30 Min

public transport

RGIA -Airport.....	33 Min
Lingampally Railway Station.....	31 Min
Raidurg Metro Station.....	26 Min

hotels & leisure

Sheraton	14 Min
Hyatt, Gachibowli	14 Min
The Golconda Resort	14 Min
ITC Kohinoor.....	27 Min
Trident	27 Min

important nearby locations

Gandipet.....	17 Min
Financial District.....	14 Min
US Consulate General	14 Min
Gachibowli Circle	20 Min
Nanakramguda Junction.....	13 Min
Cyber Towers	28 Min



SCAN
for Google Maps location

Nishada is themed along the lines of a verdant resort. At its heart, lies the spacious Central Park with a peripheral common space that adds to the site's green belt concept which will attract birds when the lawns witness seasonal flowers.

Is it a **RESIDENCE?**
OR A RESORT?
WHY CAN'T *it be both?*





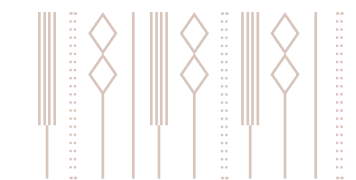
*Paradise Garden for
all seasons, all reasons*

Inspired by the eternal concept of a Paradise Garden, the landscape theme at Nishada is designed to be enjoyed across seasons and ages. From our timeless and spiritual culture comes the central park which forms a Sacred Grove – a nucleus around which all the towers, open spaces and driveways function as one harmonious ecosystem.





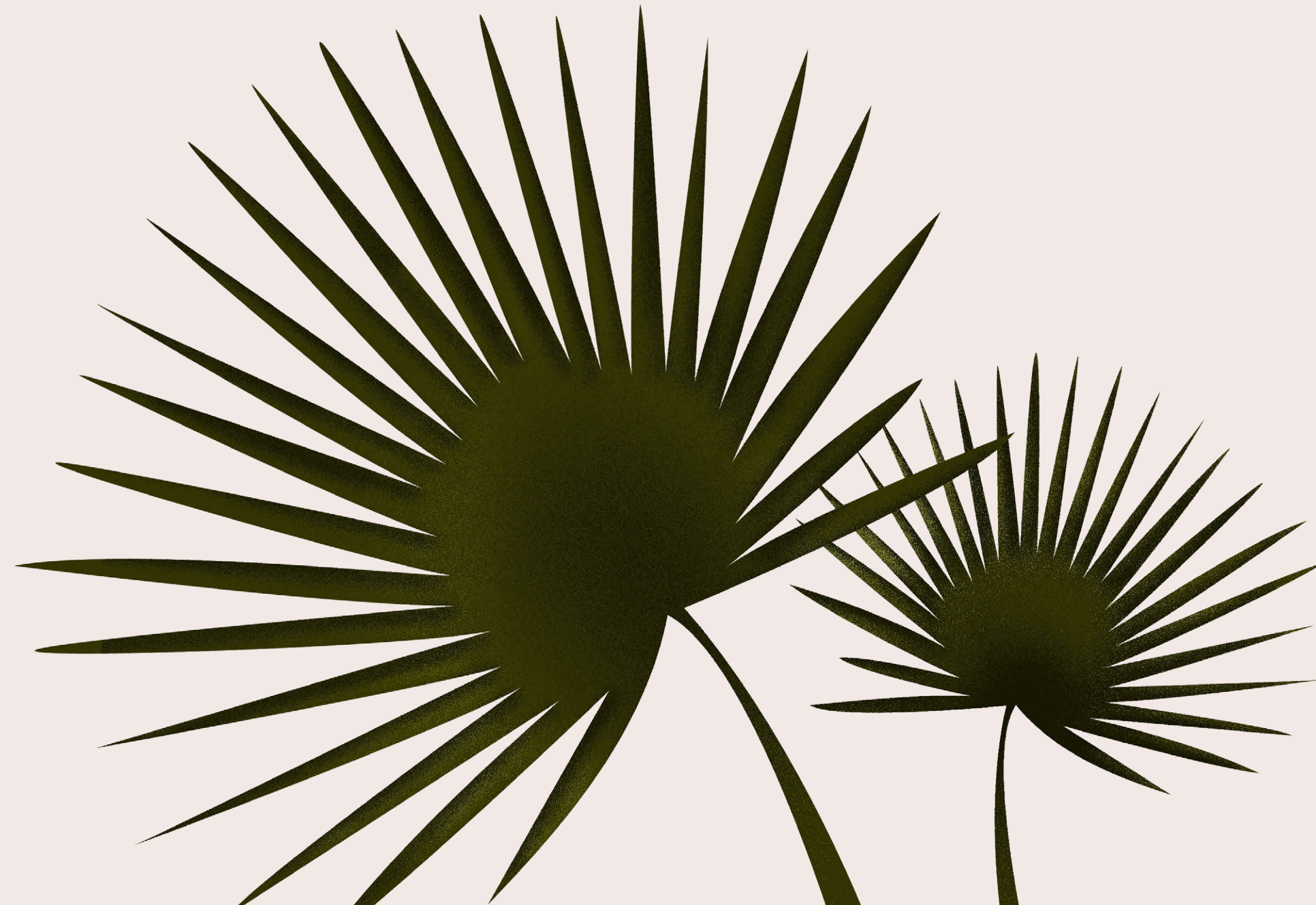
Central Plaza Garden



*Inter-connected courtyards
and useful little amenities*

The position of the towers allows us to create a series of intimate pocket amenities throughout the development. This acts as a network of themed recreational amenities that is suited to all resident's needs.

More than enough
GREENERY
to drive away the
BLUES



A tribute to nature at her finest

While a network of dedicated courtyards exists around The Sacred Grove, i.e. the Central Park which is the focal node of the masterplan, multilevel landscaping connects all common areas. The park itself will be the green heart of the development, with recreational activities for residents and foliage which inward-looking units can gaze at. Horizontal vegetation, pergolas and small pockets of diverse activities reduce the visual impact of the high-rise. The green areas extend around the compound and towers with creeper-entwined pergolas that subtly make a subtle transition from the built fabric to the landscaped areas. Integrated wellness tracks along with passive seating corners form the periphery and provide a refreshing connect to nature.





Recreational activities to refresh and recharge

Across entire Nishada lie dedicated spaces for residents to relax and get recharged. These includes foot reflexology, an invigorating herb and spice garden, reading lounge, water fountain, sunken courtyards and the Sacred Grove. All that you would expect in a resort... and more.



Reading lounge

The Reading Lounge is a relaxed corner, perfect for a solitary time with a book. The outdoor loungers and seating are in an earthy court, shaded by the foliage of trees.



Aerial yoga

Tucked within the dense greens in the Central Landscape, the Aerial Yoga Pavilion is a fun fitness activity. Its setting provides an immersive forest-like experience.

Zen garden

The Zen Garden is a visual experience with a play of natural textures and a continuity of the experience provided by the Central Sunken Landscape Court. The garden flows gently from the Ground level to the green lush central courtyard at Basement-1, creating a feeling of still being outdoors.



Amphitheatre

The Amphitheatre near the Clubhouse sets the stage for impromptu or planned events. The Party Lawns and Lounge are adjacent to it, making it a part of the clubhouse zone as well.

*Central Plaza
Waterbody*

A central interactive water body acts as a visual highlight, and is reminiscent of a pond with a rustic feel. It is a confluence of activity with varied tangible as well visual water-based experiences for residents, all set within the natural lush greens.



NATURE AT A UNIFIED LEVEL

Communal spaces, resplendent with refreshing greenery, exist at eye level to reinforce the resort-like ambience.



ELEVATED LANDSCAPE LEVELS

Vertical landscaping and split-levels help create a smooth intermingling of common spaces.

A RETREAT FROM THE HUSTLE- BUSTLE OF CITY LIFE

An exquisite building within a garden, the Clubhouse is an architectural vision come alive.

Its vertical green landscaping and high-end public amenities will encourage a stress-free communal lifestyle in a natural setting designed to enhance relaxation for residents. As a visual landmark, its construction leverages natural elements – stone and timber – along with creepers and greenery. Located conveniently next to the Central Park, it will also have green spaces for outdoor activities, breakout spaces and open areas. All activities will be planned to keep the access level for public activities. An attempt is also being made to create smaller open spaces for each kind of public activity so that all inhabitants get access to breakout spaces.



CLUBHOUSE AMENITIES

- * GRAND LOBBY
- * LAP POOL & ADULT POOL
INDOOR TEMPERATURE CONTROLLED POOL
- * GYM
- * MULTI-PURPOSE HALLS
- * SQUASH COURT
- * INDOOR BADMINTON COURT
- * YOGA / AEROBICS / ZUMBA
- * GUEST ROOMS
- * INDOOR GAMES
- * TENNIS COURT

Provision for

- * BANK & ATM
- * RESTAURANT
- * SUPERMARKET
- * CLINIC & PHARMACY
- * SPA & SALOON
- * CRÛCHE



A luxurious Clubhouse that captivates and connects

Over 100,000 sft spread over five storeys, the magnificent Clubhouse is designed to cater to 1398 apartment units. A sunken courtyard within the clubhouse connects the Central Park while Clubhouse Greens extend this space to bring the community together.



- Project Highlights**
- * Total Land Area 16.68 Acres
 - * 8 Sky High Rise Towers
 - * G+44 Floors
 - * Over 1,00,000 SFT Clubhouse
 - * 3 & 4 BHK Ultra Luxury Apartments
 - * Unit Sizes Ranging From 3450 SFT To 4617 SFT
 - * 3 Nos. Swimming Pools
 - * Tennis Court On Clubhouse Terrace

SITE LAYOUT PLAN (TYPICAL FLOOR)

SITE LAYOUT PLAN (GROUND & FIRST FLOOR)



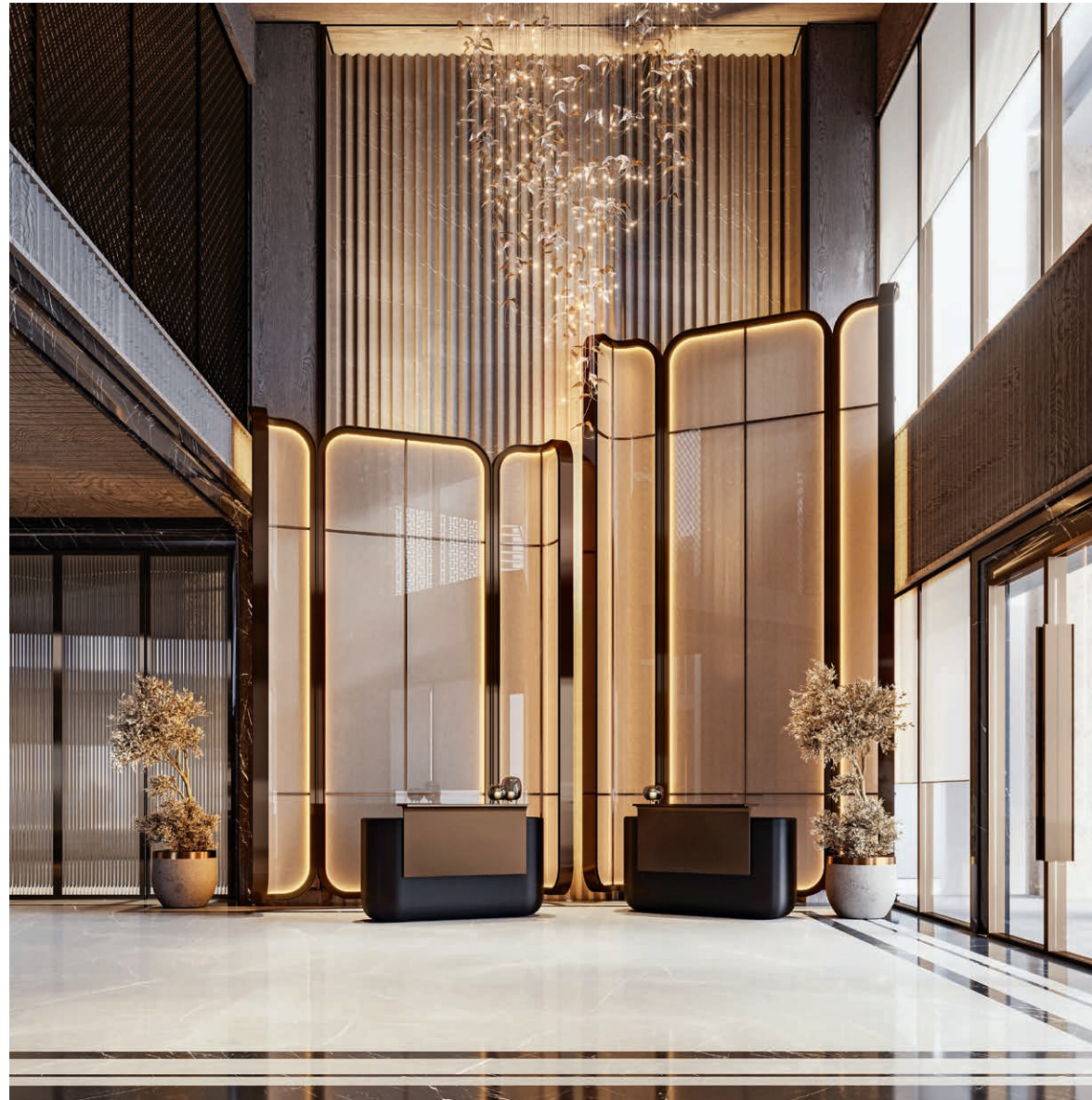
- Legend**
- 01 Entry / Exit
 - 02 Arrival Plaza
 - 03 Bus Bay
 - 04 Entry / Exit At Basement 1
 - 05 Club Facilities (Double Height)
 - 06 Double Height Entrance Lobby
 - 07 Open Amenities (Double Height)
 - 08 Walking / Jogging / Cycle Trail
 - 09 Amphitheatre
 - 10 Skating Rink
 - 11 Children's Play Area
 - 12 Pets Zone
 - 13 Clubhouse Entrance
 - 14 Multipurpose Play Court
 - 15 Cricket Practice Nets
 - 16 Tennis Court
 - 17 Gas Bank
 - 18 Meditation Hall
 - 19 Ramp Entry / Exit From Basement
 - 20 Cycle Parking
 - 21 Stepped Seating
 - 22 Pavilion
 - 23 Central Lawn



*When you have more
guests than bedrooms,
usher them into the Club*

Nishada's magnificent, multi-level
Clubhouse includes 17 guest rooms on
its upper floor that residents and their
guests can use as they desire.





Clubhouse Lobby

The double height, grand Clubhouse reception lobby is characterized by neo-classical modern style.

The design includes high-end current materials like Italian marble for the floor with border inlays, glass screens/panels, veneer wall paneling, metal trims for detailing etc. A very neutral colour palate keeping it subtle yet classy to suit every taste.





**ONE POOL FOR
THE BRATS TO
SPLASH IN.
ANOTHER FOR
THE BEGUM
TO SOAK IN.
AND A THIRD
WITH INFINITY
IN MIND.**

Nishada is designed to drive away the blues – not just with its greenery but also with the generous yet careful usage of water. To help residents relax, three distinct swimming pools will be accessible: a temperature controlled pool for families at B1/lower ground level; another exclusively for adults on the second floor of the clubhouse; and, finally, the Infinity Pool overlooking the project landscape.

Temperature Controlled Pool



*Facilities for
an active lifestyle*

Nishada's sports facilities will cater to a variety of physical activities including two tennis courts, multipurpose court, two cricket practice nets, skating rink, children's activity courts, fitness/wellness zone, open outdoor gym, yoga decks jogging and a cycling tracks.





Cricket practice nets



Outdoor chess



Skating rink



Tennis court



Cycling track

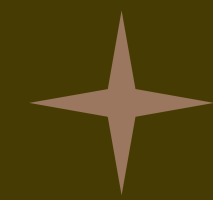
*Meticulously
planned, safe play
areas for kids.*

With safety uppermost in mind, the children's play areas will be located in designated zones where they can play in a carefree manner. And since the Internal area will be free of vehicular traffic, parents and guardians can worry less.





LUXURY BEGINS *at*
the **LOUNGES AND**
RISES *to the* **VERY TOP**



Nishada's unique design approach allows each tower to offer two entrance lounges: at the ground level for pedestrians and at the Basement for cars/drop offs.

At the ground level, the public amenity spaces merge aesthetically into the landscape pockets which also create natural light in the basements. Each lounge is grand enough to welcome residents and their guests in style.



Tower Lobby

Grand double height lobbies designed to uplift the spirit and create a sense of pride enhanced with a stone finish all around. Fine grooves and subtle contrast will make the space look more luxurious and classic.



Tower Lounge

Waiting lounges overlooking the Garden feels like a resort.

APARTMENTS LARGE ENOUGH FOR YOUR GROWING NEEDS

*Choose the one that befits
your stature and requirements*

AND LUXURIOUS ENOUGH FOR YOUR TASTE

On each floor, you will find just four apartments so that you get the feeling of exclusivity and are yet close to neighbours if you choose to be.



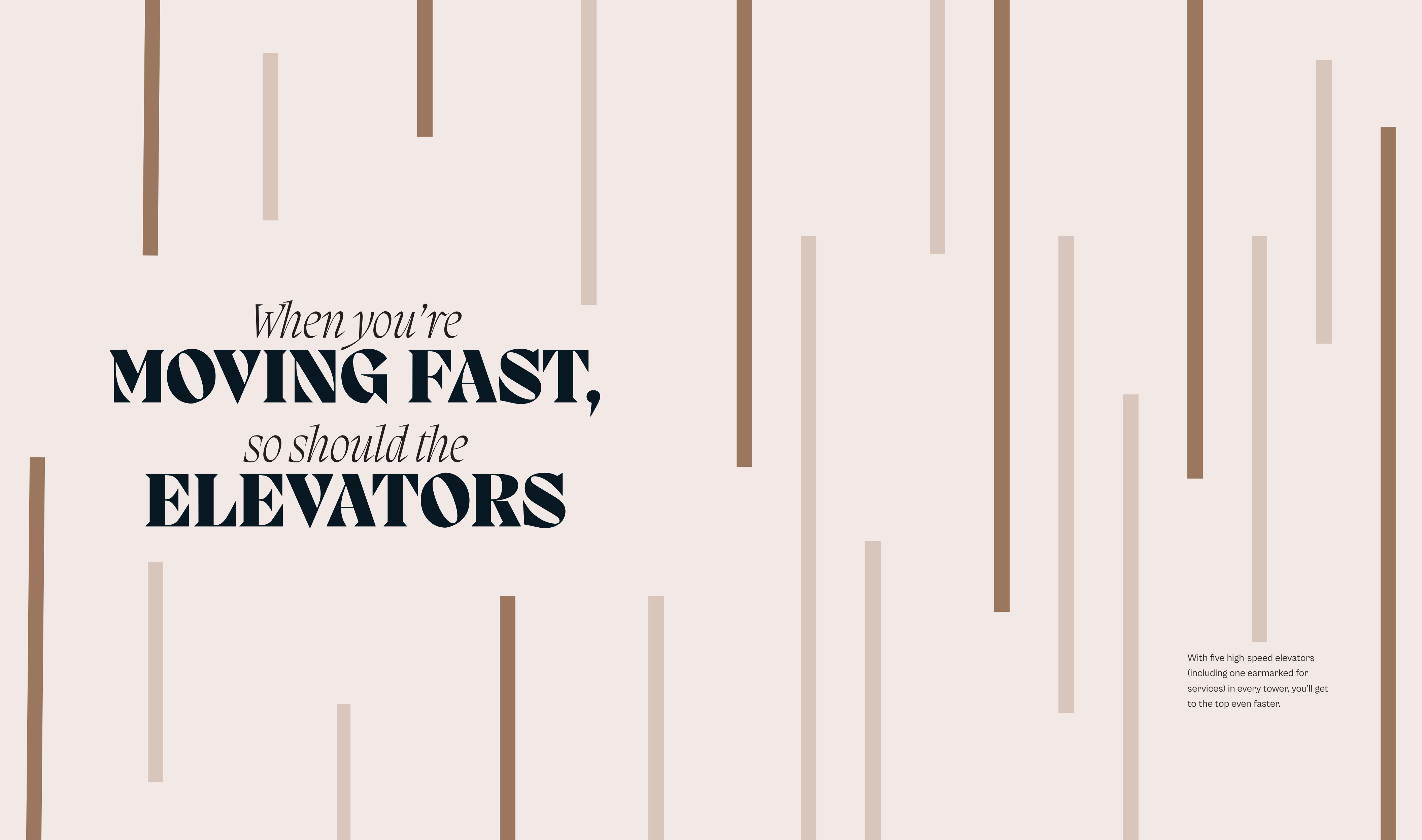
BEDROOMS
that will be **YOUR**
very **OWN**
SANCTUARY



Living areas
**DESIGNED
TO CREATE
ENVY**



Captivating views from the balcony



When you're
MOVING FAST,
so should the
ELEVATORS

With five high-speed elevators (including one earmarked for services) in every tower, you'll get to the top even faster.

Here, **PARKING
AND PARKS**
get equal opportunities



While the overwhelming sense is that of abundant greenery in its multiple parks, Nishada also has sufficient parking for residents and their guests: a perfect balance.



When you're **RISING**
TO THE VERY TOP
make sure **YOU STAY**
THERE TOO

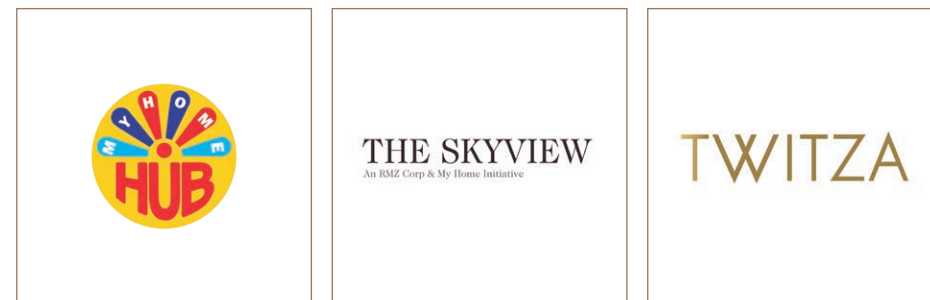


The builder

Residential



Commercial



Our vision is to continue to develop solutions that make 'living better' be it through Construction of 'World Class' Living and Working Spaces or illuminating households through generation of power or manufacturing products like quality cement to build dream homes or enriching lives through imparting quality education. More than the numbers, we take pride in the way we stitch multiple facets of owning a home. We make it a good experience by stringing our six principles: Happy Communities, Superior Living, Clear Documentation, Timely Delivery, Desirable Destinations and Secure Environment.

35+ years and more of rich legacy

24 Completed residential and commercial projects

31.5 Million sqft total built-up area delivered

24 Million sqft area under construction

10 million sqft and more in the planning stage



Proven history of significant appreciation for every property

SPECIFICATIONS

SUPER STRUCTURE

- * RCC shear wall-framed structure resistant to wind and earthquake (Zone -2)

WALLS

- * External walls: Reinforced shear walls
- * Internal walls: Reinforced shear walls

WALL FINISHING

- * Drawing, dining, living, bedrooms, kitchen and balcony: Smoothly finished with putty and acrylic emulsion paint of reputed brand
- * Bathrooms: Reputed make of GVT cladding up to false ceiling
- * Lift lobbies: Cladding with engineered marble
- * Corridor: Punning with acrylic emulsion paint of reputed brand
- * Staircase: Putty with acrylic emulsion paint of reputed brand
- * External finishing: Texture finish and two coats of exterior emulsion paint of reputed brands with architectural features

CEILING FINISHES

- * Drawing, dining, living, bedrooms and kitchen: Putty finish
- * Bathrooms / Utility: Gypsum board / Grid Ceiling to cover service lines.
- * Balcony: Putty finish
- * Corridor: Combination of grid ceiling / gypsum board and smoothly finished with putty and acrylic emulsion paint of reputed brand
- * Lift lobby: Gypsum board false ceiling with acrylic emulsion paint of reputed brand
- * Staircase: Smoothly finished with putty and acrylic emulsion paint of reputed brand

FLOORING

- * Drawing, dining, living, bedrooms and kitchen: Imported marble
- * Balcony, bathrooms, utility: Anti-skid vitrified tiles of reputed make
- * Corridor & lift lobbies flooring: Vitrified tiles of reputed make
- * Staircase: Natural stone/granite flooring

DOORS

- * Main door: Hard wood frame finished with melamine spray polish, teak veneer finished flush shutter with reputed hardware
- * Internal doors: Hard wood frame finished with melamine spray polish, teak veneer finished flush shutter with reputed hardware
- * Balconies: Aluminum sliding doors with mosquito mesh provision

KITCHEN

- * Granite platform and sink in customer scope
- * Provision for hot and cold water supply and drain for sink. (only plumbing connections at specified locations)

BATHROOMS, SANITARY WARE CP FITTINGS

- * Vanity type/ counter type wash basin with single lever basin mixer
- * EWC with flush valve of reputed brand
- * Single lever wall mixer with bath spout and shower of reputed brand
- * Provision for geysers in all bathrooms
- * All faucets are chrome plated of reputed brands

EXTERNAL GLAZING AND FINISH

- * Façade glazing as per design and combination of stone and painting

WINDOWS AND GRILLS

- * All windows are of aluminum alloy/ sliding shutters and necessary hardware with M.S. grill and provision for mosquito mesh shutter

ELECTRICAL

- * Concealed copper wiring of reputed make.
- * Power outlet for VRV – AC System at ODU
- * Power outlets for geysers in all bathrooms and utility
- * Power outlets for chimney, hob, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen
- * Washing machine and dishwasher point in utility area
- * Three phase supply for each unit and individual prepaid meters.
- * Miniature circuit breakers (MCB) for each distribution board of reputed make
- * Modular switches of reputed make

TV/ TELEPHONE

- * Telephone point in drawing & master bedroom
- * Intercom facility to all units connecting security
- * Provision of cable TV connections in drawing, living and all bedrooms
- * Provision for one internet connection in drawing, living and all bedrooms

HVAC

- * ODU space provision for VRV air conditioning system with power outlet

WATER PROOFING

- * Waterproofing shall be provided for all bathrooms, balconies, utility area & roof terrace

SECURITY

- * Round the clock security/surveillance system
- * Surveillance cameras at the main security and at the entrance of tower and lift cabin

FIRE FIGHTING SYSTEM

- * Fire alarm systems, automatic sprinklers and wet risers as per Fire Authority Regulations

POWER BACK UP

- * 100% DG backup with acoustic enclosure and AMF

LPG/ PNG

- * Supply of LPG/ PNG from piped gas system

LIFTS

- * V3F drive high speed lifts of reputed make

STP

- * A sewage treatment plant of adequate capacity as per norms will be provided inside the project
- * Treated sewage water will be used for the landscaping and flushing purpose

BILLING SYSTEM

- * Automated prepaid billing system for water, power, gas and maintenance

SALEABLE AREA STATEMENT

(Common area includes external walls)

Typical towers 01 & 06

3BHK · EAST FACING

01	CARPET AREA.....	2421 SQFT
	BALCONY AREA.....	224 SQFT
	COMMON AREA.....	947 SQFT
	SALEABLE AREA	3592 SQFT

4BHK · WEST FACING

02	CARPET AREA.....	2705 SQFT
	BALCONY AREA.....	277 SQFT
	COMMON AREA.....	1034 SQFT
	SALEABLE AREA	4016 SQFT

3BHK · EAST FACING

03	CARPET AREA.....	2381 SQFT
	BALCONY AREA.....	162 SQFT
	COMMON AREA.....	907 SQFT
	SALEABLE AREA	3450 SQFT

4BHK · WEST FACING

04	CARPET AREA.....	2681 SQFT
	BALCONY AREA.....	284 SQFT
	COMMON AREA.....	1051 SQFT
	SALEABLE AREA	4016 SQFT

4BHK · WEST FACING · REFUGE

01	CARPET AREA.....	2226 SQFT
	BALCONY AREA.....	224 SQFT
	COMMON AREA.....	886 SQFT
	SALEABLE AREA	3336 SQFT

Typical towers 02 & 07

3BHK · EAST FACING

01	CARPET AREA.....	2458 SQFT
	BALCONY AREA.....	191 SQFT
	COMMON AREA.....	943 SQFT
	SALEABLE AREA	3592 SQFT

3BHK · WEST FACING

02	CARPET AREA.....	2448 SQFT
	BALCONY AREA.....	222 SQFT
	COMMON AREA.....	944 SQFT
	SALEABLE AREA	3614 SQFT

4BHK · EAST FACING

03	CARPET AREA.....	2687 SQFT
	BALCONY AREA.....	260 SQFT
	COMMON AREA.....	1050 SQFT
	SALEABLE AREA	3997 SQFT

4BHK · WEST FACING

04	CARPET AREA.....	2681 SQFT
	BALCONY AREA.....	284 SQFT
	COMMON AREA.....	1051 SQFT
	SALEABLE AREA	4016 SQFT

3BHK · EAST FACING · REFUGE

01	CARPET AREA.....	2279 SQFT
	BALCONY AREA.....	191 SQFT
	COMMON AREA.....	890 SQFT
	SALEABLE AREA	3360 SQFT

Typical towers 03 & 04

4BHK · EAST FACING

01	CARPET AREA.....	2704 SQFT
	BALCONY AREA.....	231 SQFT
	COMMON AREA.....	1032 SQFT
	SALEABLE AREA	3967 SQFT

4BHK · WEST FACING

02	CARPET AREA.....	2705 SQFT
	BALCONY AREA.....	277 SQFT
	COMMON AREA.....	1034 SQFT
	SALEABLE AREA	4016 SQFT

3BHK · EAST FACING

03	CARPET AREA.....	2531 SQFT
	BALCONY AREA.....	144 SQFT
	COMMON AREA.....	939 SQFT
	SALEABLE AREA	3614 SQFT

4BHK · WEST FACING

04	CARPET AREA.....	3192 SQFT
	BALCONY AREA.....	239 SQFT
	COMMON AREA.....	1186 SQFT
	SALEABLE AREA	4617 SQFT

3BHK · EAST FACING · REFUGE

01	CARPET AREA.....	2329 SQFT
	BALCONY AREA.....	224 SQFT
	COMMON AREA.....	932 SQFT
	SALEABLE AREA	3485 SQFT

Typical towers 05 & 08

3BHK · EAST FACING

01	CARPET AREA.....	2443 SQFT
	BALCONY AREA.....	162 SQFT
	COMMON AREA.....	929 SQFT
	SALEABLE AREA	3534 SQFT

4BHK · WEST FACING

02	CARPET AREA.....	2705 SQFT
	BALCONY AREA.....	277 SQFT
	COMMON AREA.....	1034 SQFT
	SALEABLE AREA	4016 SQFT

4BHK · EAST FACING

03	CARPET AREA.....	3201 SQFT
	BALCONY AREA.....	238 SQFT
	COMMON AREA.....	1178 SQFT
	SALEABLE AREA	4617 SQFT

4BHK · WEST FACING

04	CARPET AREA.....	2681 SQFT
	BALCONY AREA.....	284 SQFT
	COMMON AREA.....	1051 SQFT
	SALEABLE AREA	4016 SQFT

3BHK · EAST FACING · REFUGE

01	CARPET AREA.....	2169 SQFT
	BALCONY AREA.....	162 SQFT
	COMMON AREA.....	843 SQFT
	SALEABLE AREA	3174 SQFT

For a **FRESHER**
VIEW *of living*



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TS RERA no. P02400004696



www.myhomeconstructions.com

Disclaimer: this brochure is purely a conceptual presentation and not a legal offering. The company reserves the right to make changes in floor plans as deemed fit.