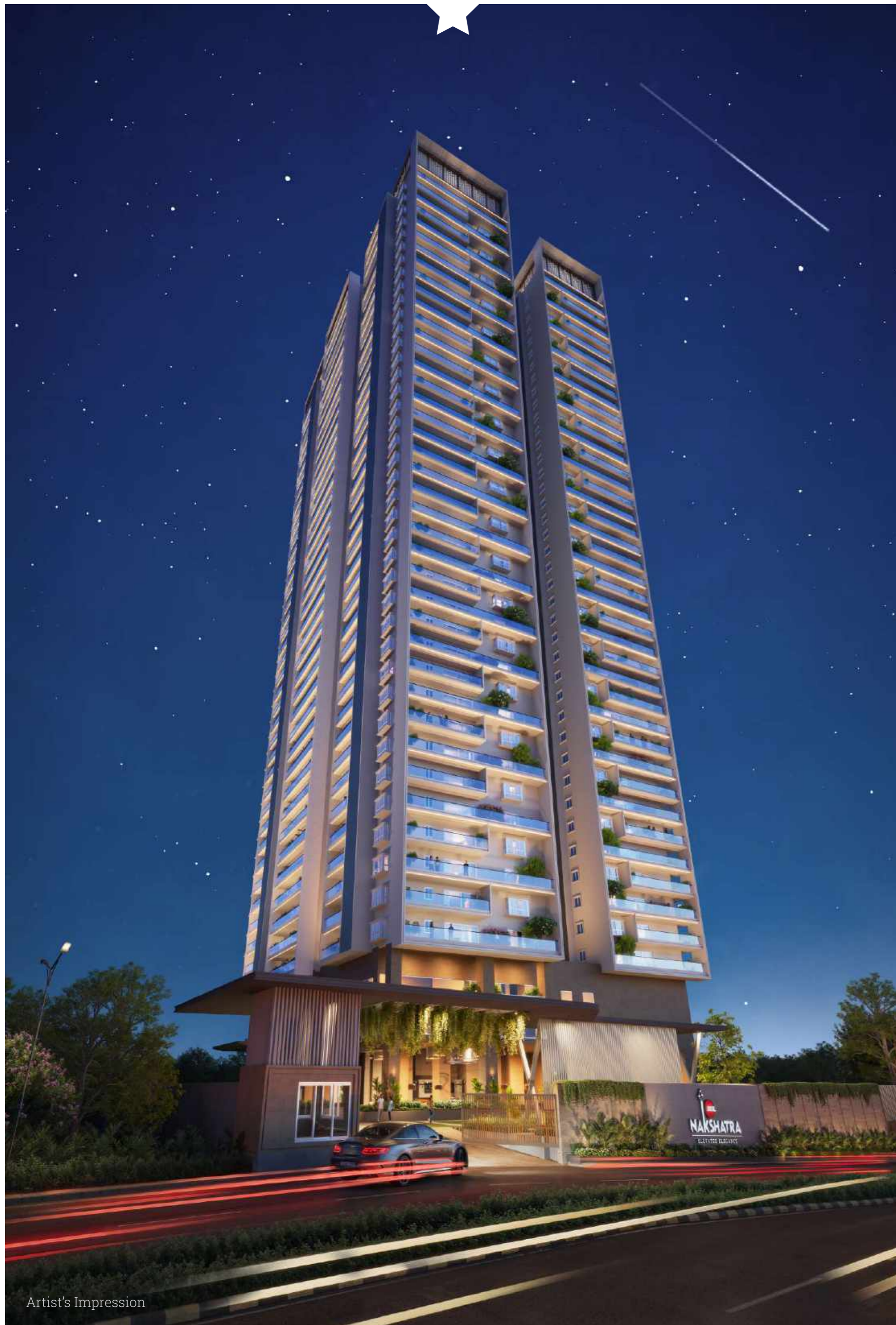


A view worth billions





Artist's Impression

★

Billions and billions of stars
make up our galaxy, sparkling
in the night sky,
each a priceless jewel.

An abode of the like-minded, a rare tower residency for
the Who's Who... so close to the stars and so near to the heart!



Artist's Impression



Unveil
the incredible

NSL Nakshatra is an ultra-premium tower residency in the prime location of KPHB abutting 875 acres of lush green lung space, surrounded by well-matured social infrastructure. This one-of-its-kind Ground Floor + 40-Storey highrise takes aspirations sky-high, where you have the privilege of living in one of the tallest towers in the vicinity. Imagine a view of the bustling city skyline or picture the ethereal spectacle of stars from the rooftop, where the city's pulse meets the sky's embrace.

Located on Road No. 1, the heart of KPHB | Iconic Mono Tower | 2.3 Acres
301 Limited Edition Homes | 4 Basements + Stilt + 40-Storey premium
Residential Development | Exclusive 3 & 4 BHK Homes with Maid Room
35,000 Sq.ft of State-of-the-Art Indoor Amenities | 10,000 Sq.ft of Outdoor
Amenities, and more...





Artist's Impression

EXPANSIVE LUNG SPACE EASY ACCESSIBILITY

NSL Nakshatra sits on the edge of a cluster of premium residential projects, abutting over 875 acres of lush green space, making it a dream come true. The greenery abutting the project brings in ample lung space and scenic beauty. The project offers direct access from the main road with separate entry and exit gates. It's an urban symphony where opulence reflects your essence.



Artist's Impression

MAKING A GRAND ENTRY

The project Nakshatra boasts an impressive entrance that exudes elegance. You are welcomed by a captivating air-conditioned lobby featuring soft, diffused lighting. The serene space, designed to uplift both mind and spirit, incorporates various iconic elements, creating a sacred retreat with a tranquil atmosphere. The interior decor showcases intricate patterns and utilizes natural materials, adding to its exotic charm. The lobby seamlessly connects to six zoned elevators that efficiently transport you to your desired destination and one dedicated lift for the clubhouse.



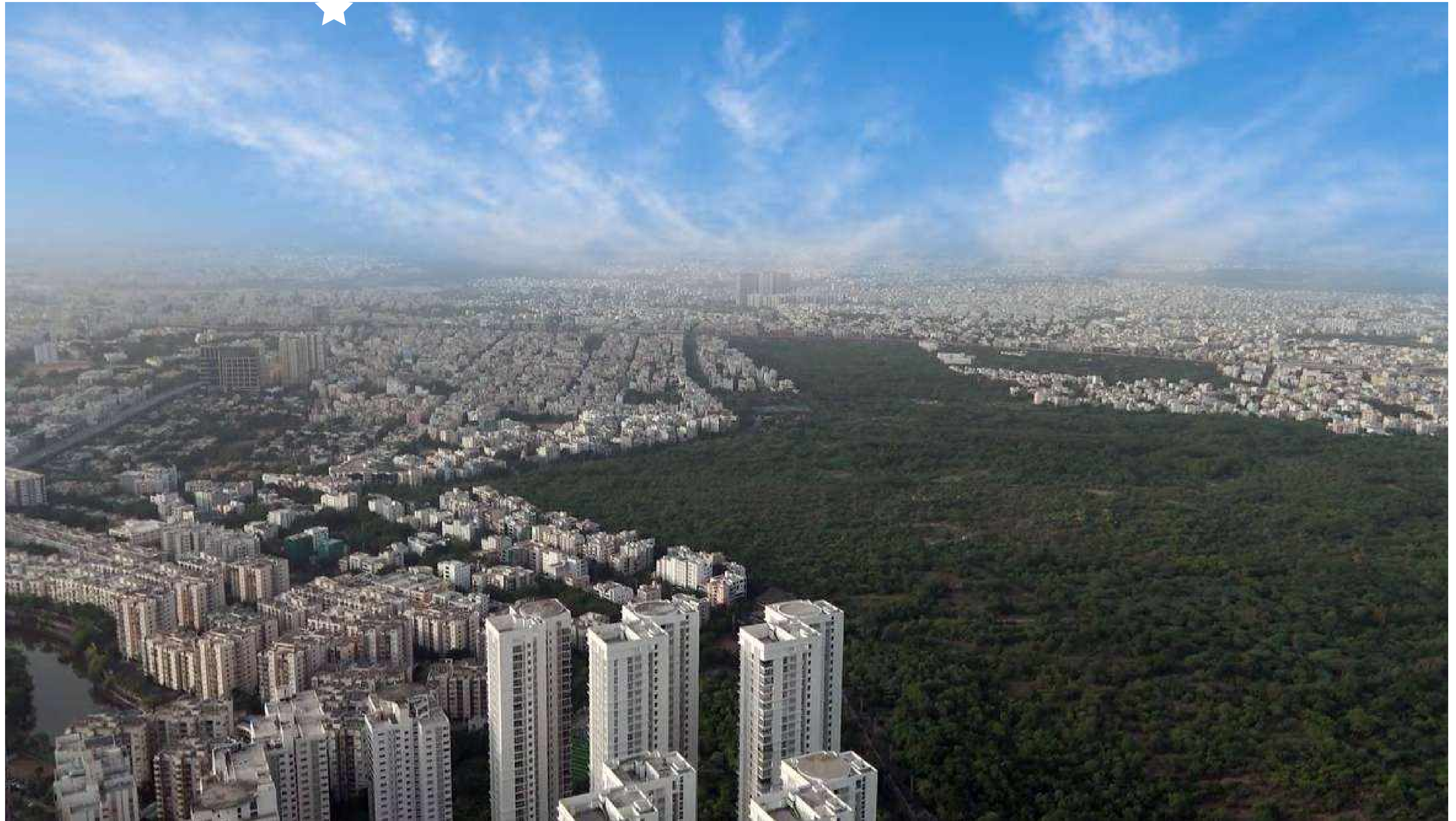
Artist's Impression



Joining the dots

Just connect the dots and you'll see the bigger picture emerge.

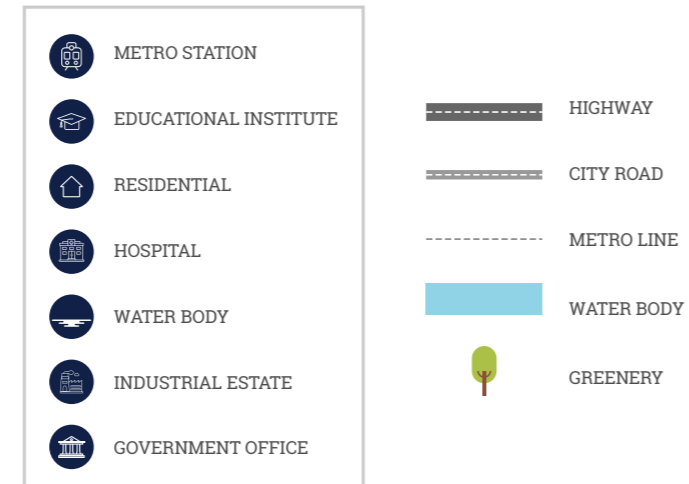
An excellent locale seamlessly linked to business districts, educational institutions, healthcare facilities, entertainment hubs, and retail outlets.



THE PRIMEST OF PRIME LOCATION

KPHB is a well-connected locality in North West Hyderabad. NSL Nakshatra is situated in the heart of KPHB, Road No. 1 in a bustling neighborhood. The project is directly accessible from the 100' main road with separate entry and exit gates. It is in close proximity to renowned educational institutions, established healthcare facilities, popular entertainment hubs, and thriving retail outlets. Just 850 m from KPHB Metro Station, and 5 km from HITEC City, it's a destination that connects you with the pulse of the city.

THE BUZZ, THE PACE, THE HOTSPOTS

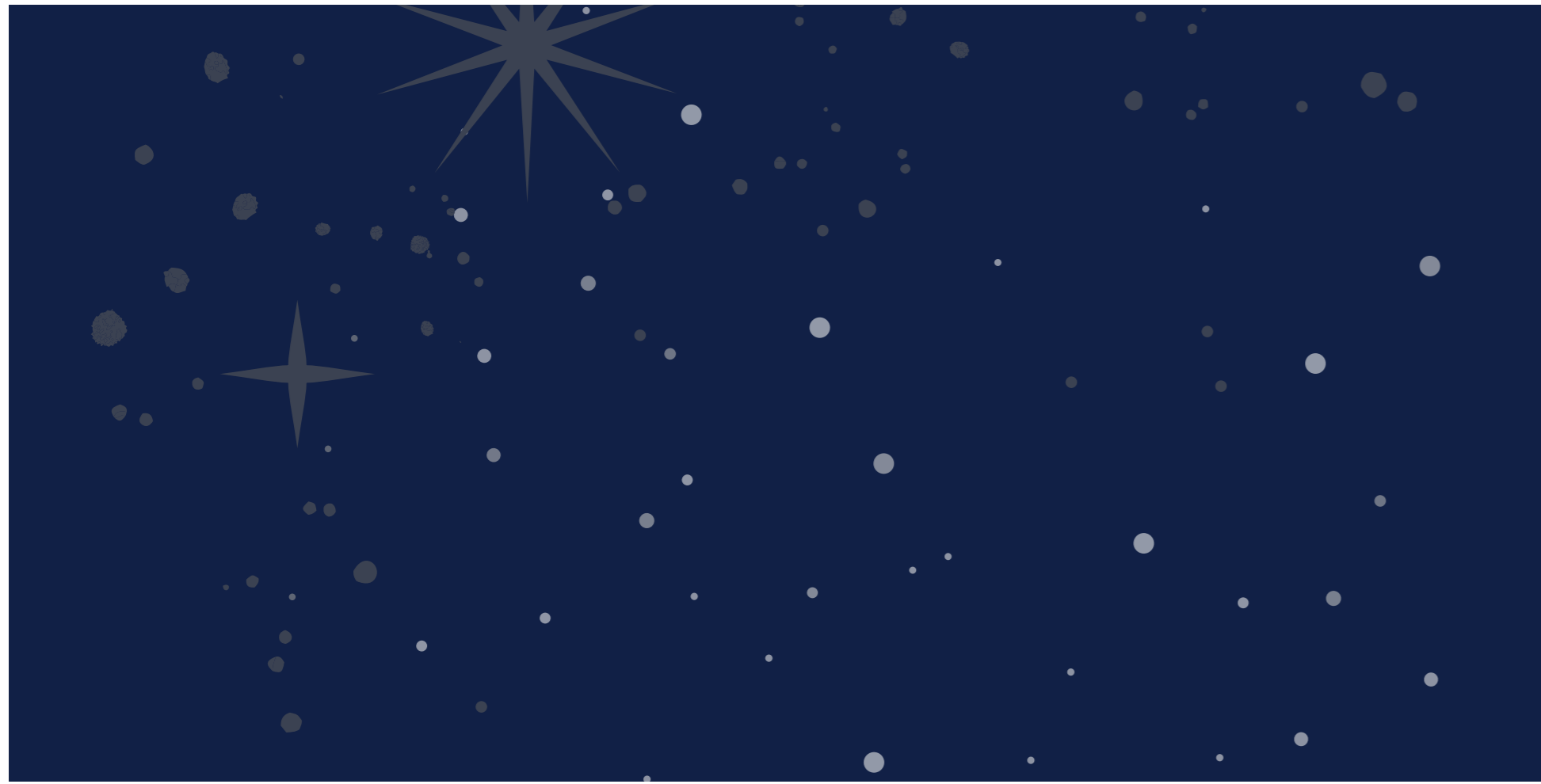


LOCATION HIGHLIGHTS

	EDUCATION	
	DAV Public School	3.4 km
	Global Edge School	850 m
	JNTU	2 km
	Meridian School	5.2 km
	Radcliffe Group of Schools	8.1 km
	HEALTHCARE	
	Care Hospitals	7.8 km
	Image Hospital	9.1 km
	Rainbow Children's Hospital	4 km
	Ankura Hospitals	3.4 km
	Yashoda Hospitals	5.9 km
	ENTERTAINMENT	
	Nexus Mall	2.2 km
	Lulu Mall	1.4 km
	South India Shopping Mall	2.8 km
	The Chennai Shopping Mall	1.6 km
	HOSPITALITY	
	The Westin	7.9 km
	Novotel	6 km
	Trident	5.1 km

PROMINENT LANDMARKS

	Raheja IT Park	9 km
	Nexus Mall	2.2 km
	RGIA	35.5 km 35 mins
	HITEC City	8 km
	KPHB Metro Station	850 m
	Hitech City MMTS Railway Station	3.4 km
	Secunderabad Railway Station	16 km



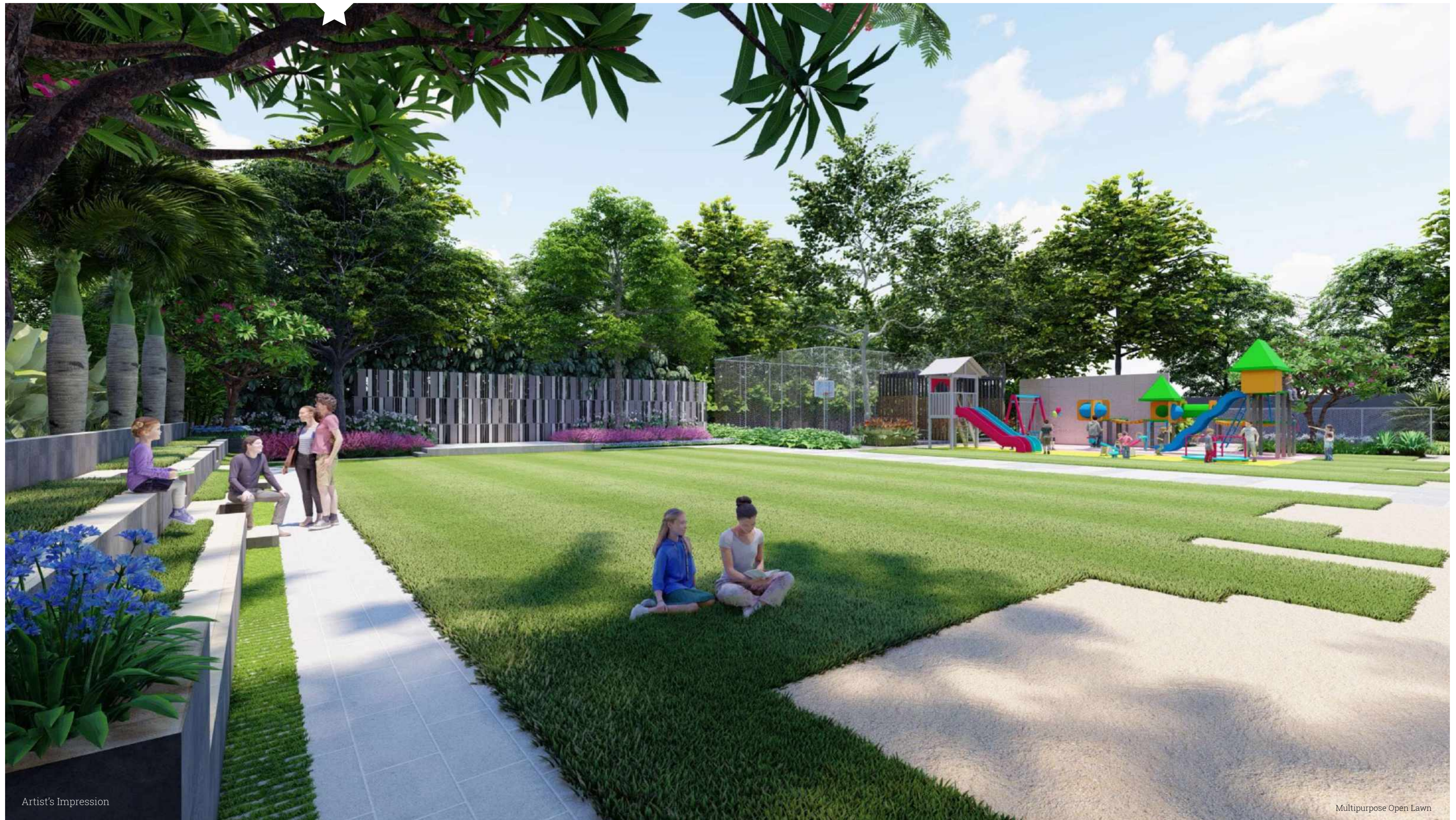
Artist's Impression



Cluster of stars

Just like us, stars love to be in their own clusters forming myriad shapes in the universal canvas.

A special cluster of amenities is there for everyone, be it a Young Turks' zone, children's play area or an elderly corner.



Artist's Impression

Multipurpose Open Lawn

OUTSTANDING OUTDOOR AMENITIES

NSL Nakshatra offers an array of outdoor amenities for its residents. It features social interaction zones for all age-groups. Additionally, there is a circular jogging and cycling path to help maintain high fitness levels, and an amphitheater. The entire project is encircled by lush green peripheral plantations.



Artist's Impression

OUTDOOR SPACES

- Multipurpose Open Lawn
- Butterfly Garden
- Graffiti Columns
- Rock Climbing Zone
- Calisthenics Zone
- Walking Track
- Cycling Loop
- Frangipani Court
- Reflexology Park
- Amphitheater
- Water Body with Sculptures
- Skating Zone
- Herbal Garden

INTERACTIVE ZONES

- Thrift Room
- Hopscotch Area
- Pet Park
- Play Area Multi-Station
- Outdoor Gym
- Multi Purpose Court
- Outdoor Gym for Senior Citizens
- Events Stage
- Contemplation Garden
- Mini Golf

RECREATIONAL FACILITIES

- Work From Nature Pavilions
- Co-Working Spaces
- Coffee Lounge Area
- Huddle Space

LANDSCAPE AMENITIES



Artist's Impression

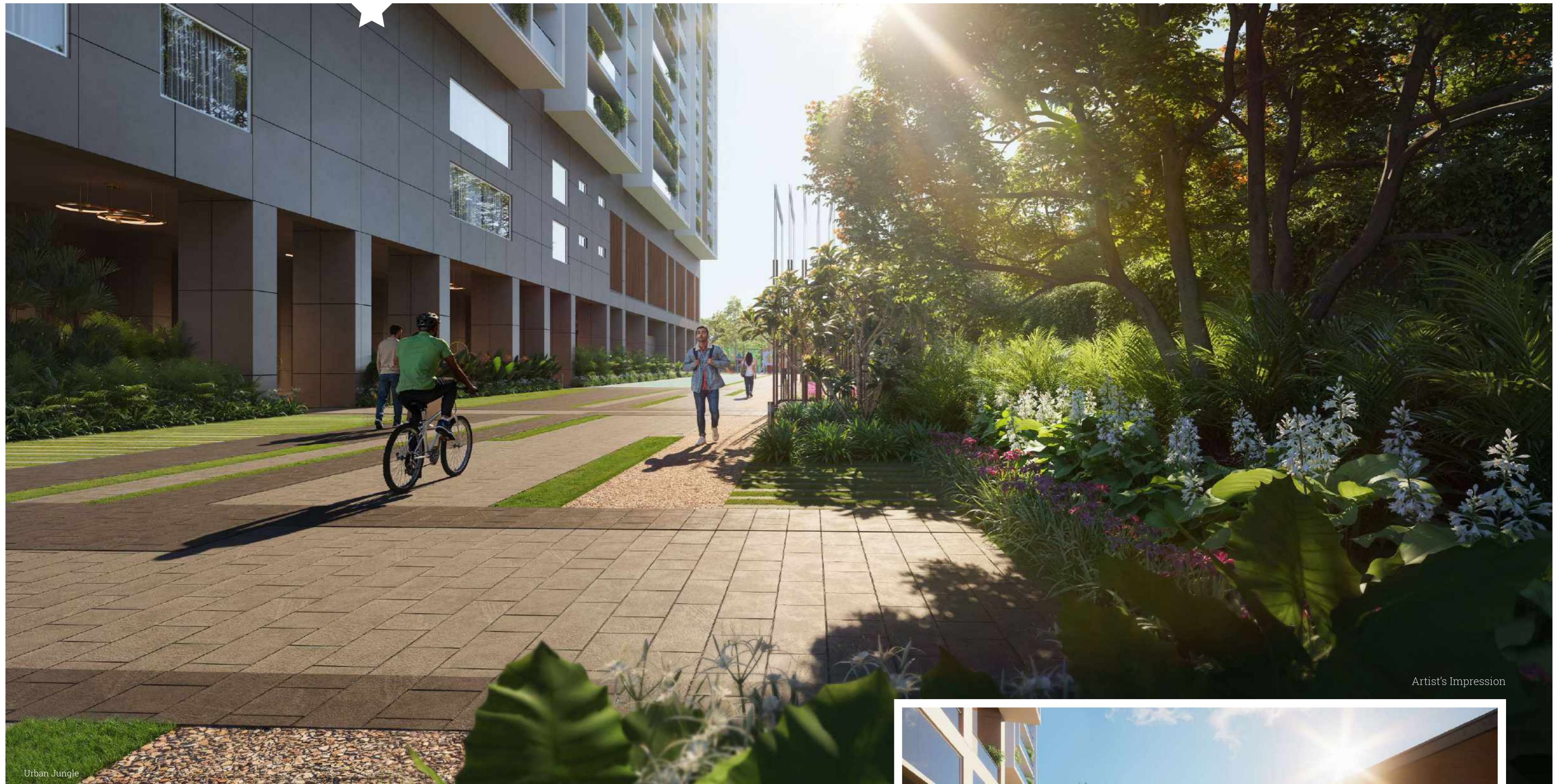
BUTTERFLY GARDEN, FRANGIPANI COURT, AND MORE

There are ample green areas to relax and unwind. It's actually where you rediscover yourself. Spend time in the butterfly garden, rejuvenate yourself in the herbal garden or meditate in the contemplation garden, the choice is yours. Add to that a frangipani court, a rachabanda tree, and a reflexology park.



CHILDHOOD YEARS ARE THE BEST

NSL Nakshatra has a versatile play area for children that includes a rock climbing wall, skating rink, and hopscotch play zone, multistation play zone, and multipurpose court. Various in-built structures for children of all age-groups are present to explore, pursue physical activity, and enhance one's imagination.



FOLLOW NATURE'S TRAIL

The urban jungle is a rare offering along with the ample greenery within the project. It's fun discovering your wild side in this green haven and equivalent to being on a holiday. Yes, following Nature's trail brings one closer to oneself.





Artist's Impression

Multipurpose Open Lawn

STAR PERFORMANCES, UNDER THE STARS

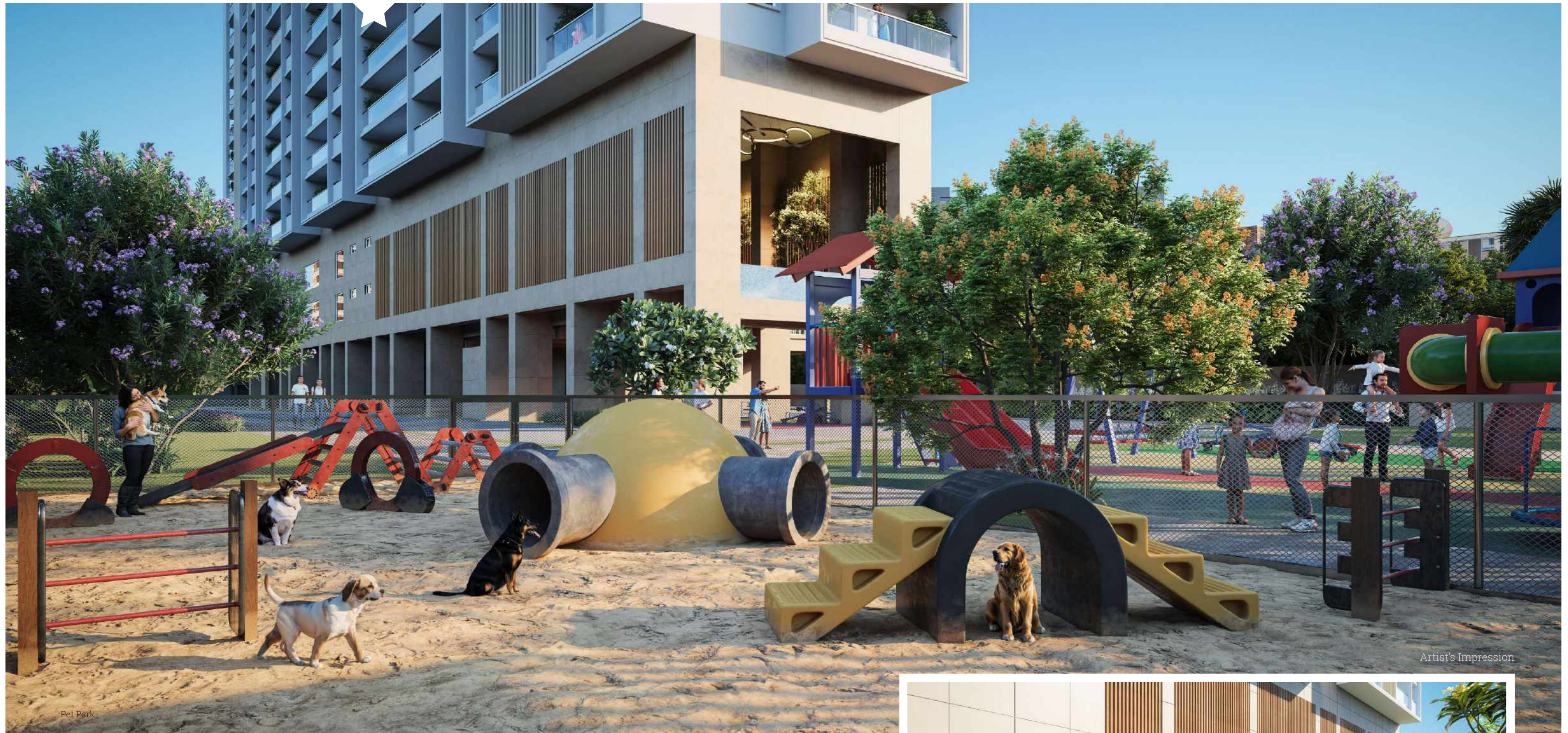
Amphitheater nights is a special attraction at NSL Nakshatra where residents can watch live performances in an open-air, well-lit stage. It's also a place to socialize with the like-minded. Invite friends over for a soiree, celebrate on festive days and special occasions, or discover the poet or artist within you.

A HEALTHY 'HABIT' AT

Imagine yourself waking up early and going for a morning walk or a run. No, you're not dreaming. The project has a walking & jogging track and a cycling loop for fitness enthusiasts where they can pursue their health goals within the community premises.



Walking Track & Cycling Loop



Pet Park

Artist's Impression

PET PARK

At NSL Nakshatra, every little detail has been taken care of for your convenience. The pet park within the gated residency lets animal lovers come for a stroll along with their pets instead of having to venture out every day. Yes, a happy pet is a healthy pet.

A KIDS' WONDERLAND

Along with a play park, gardens, and green zones, NSL Nakshatra has a skating zone for children. Skating has become popular over the years and also helps build a child's neuromotor skills. Of course you can join in as well if you're a skating enthusiast yourself.



Skating Zone

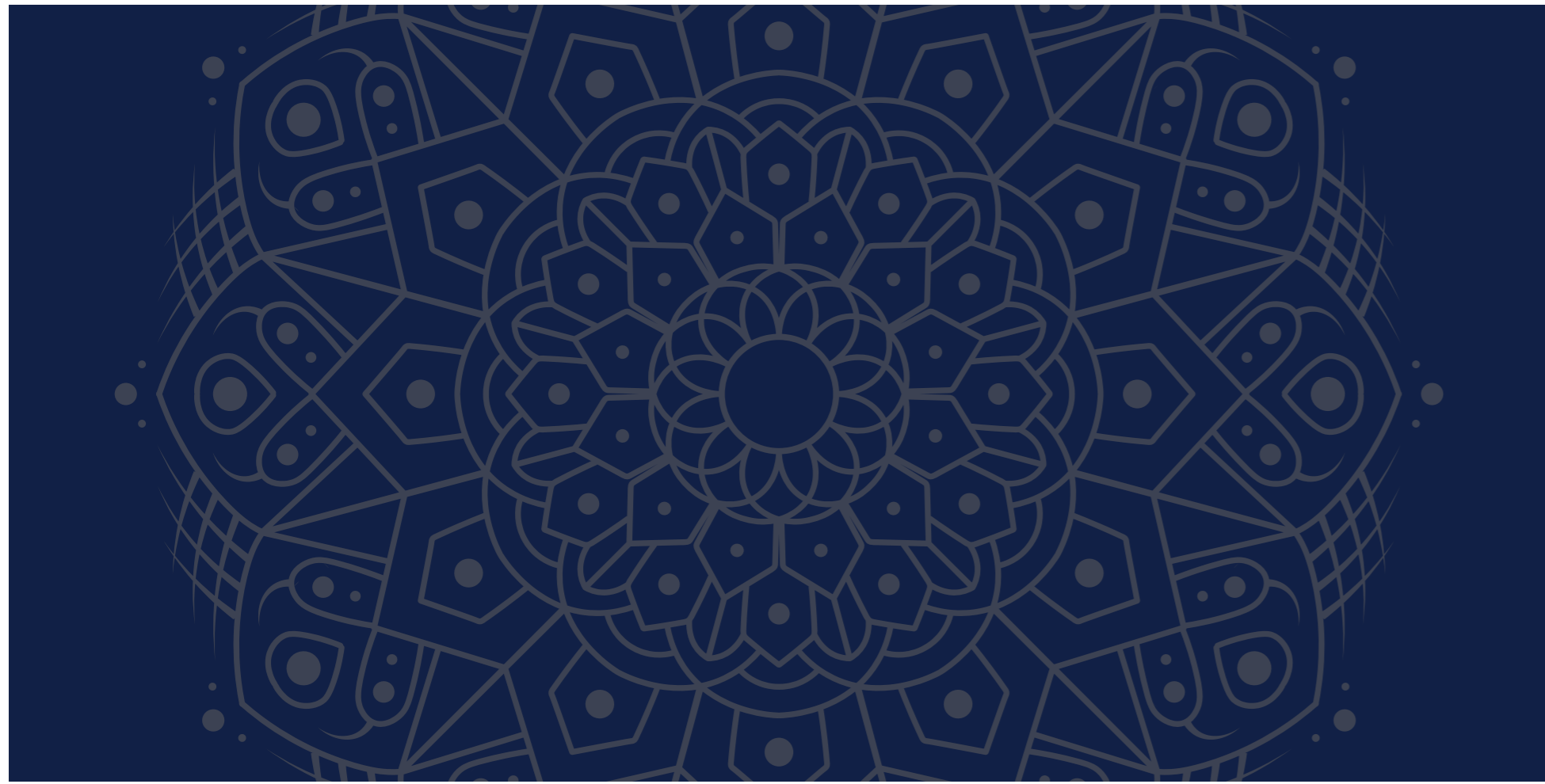


Artist's Impression

Water Fountain

THE WHISPERING WATERS

The exotic water features integrated into the landscape add their unique charm. Be it the quietude or the gentle gurgling of a fountain, it never ceases to enchant the onlooker. It is a welcome break from your busy schedule or screen time.



Artist's Impression



Grounded to 'excellence'

Stars have their own aura, emanating light and positivity, filling the world with sparkles of joy!

Taking luxuries to stellar heights, the project has impressive amenities to relax, unwind, and socialize.



Artist's Impression

Co-working Space

SCINTILLATING GROUND FLOOR AMENITIES

Landscaped amenities dedicated to just 301 homes is an unbelievably pleasant planning for all age-groups. It includes dedicated spaces for various wellness activities, encouraging residents to prioritize their physical and mental well-being. The Multipurpose Open Lawn can be used as a Yoga deck, meditation and Tai Chi zone, and a laughing club which will help residents to relieve stress and lead a happy and healthy life.



Graffiti Wall and Rock Climbing

Artist's Impression

CREATIVITY ON A NEW HIGH

The rock climbing and graffiti wall is ideal for those who are young at heart. A modern-day pursuit, rock climbing inspires one and all to test their endurance and determination to climb higher while the graffiti wall brings to life the entire area adding its own creative energy.

A WORLD OF FUN FOR TINY TOTS

The dedicated toddlers' area is a key stilt amenity where your little ones can play in a safe and secure environment.



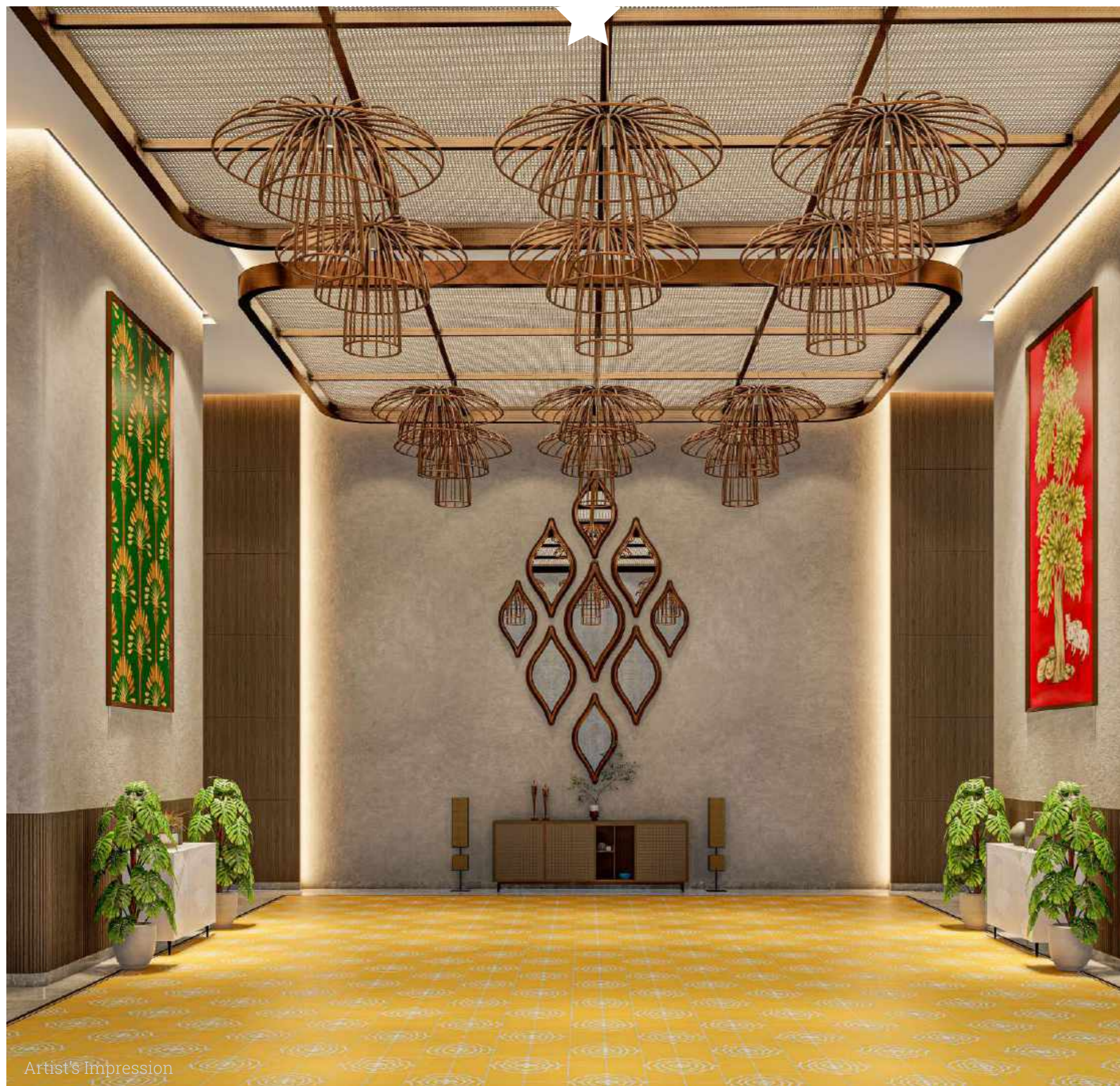
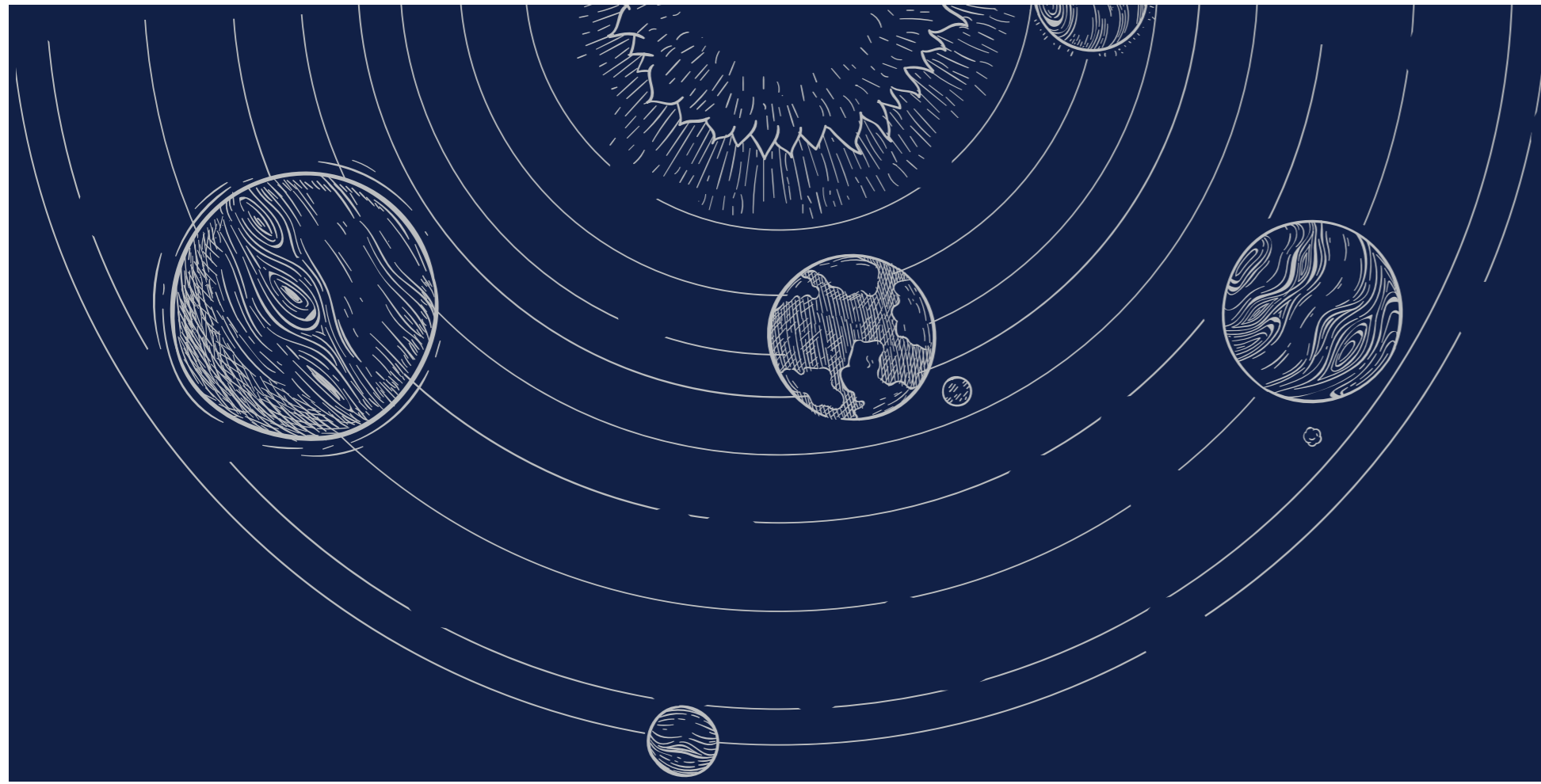
Play Area



Artist's Impression

HAPPINESS BREWING

What can be more refreshing than a coffee break? The coffee lounge on the stilt level is bound to beckon anyone passing by. Be it reading the morning newspaper at leisure or spending quality time with close friends, it will just make your day.



Artist's Impression



It's the biggest

Jupiter is hailed as the 'King of Planets'.

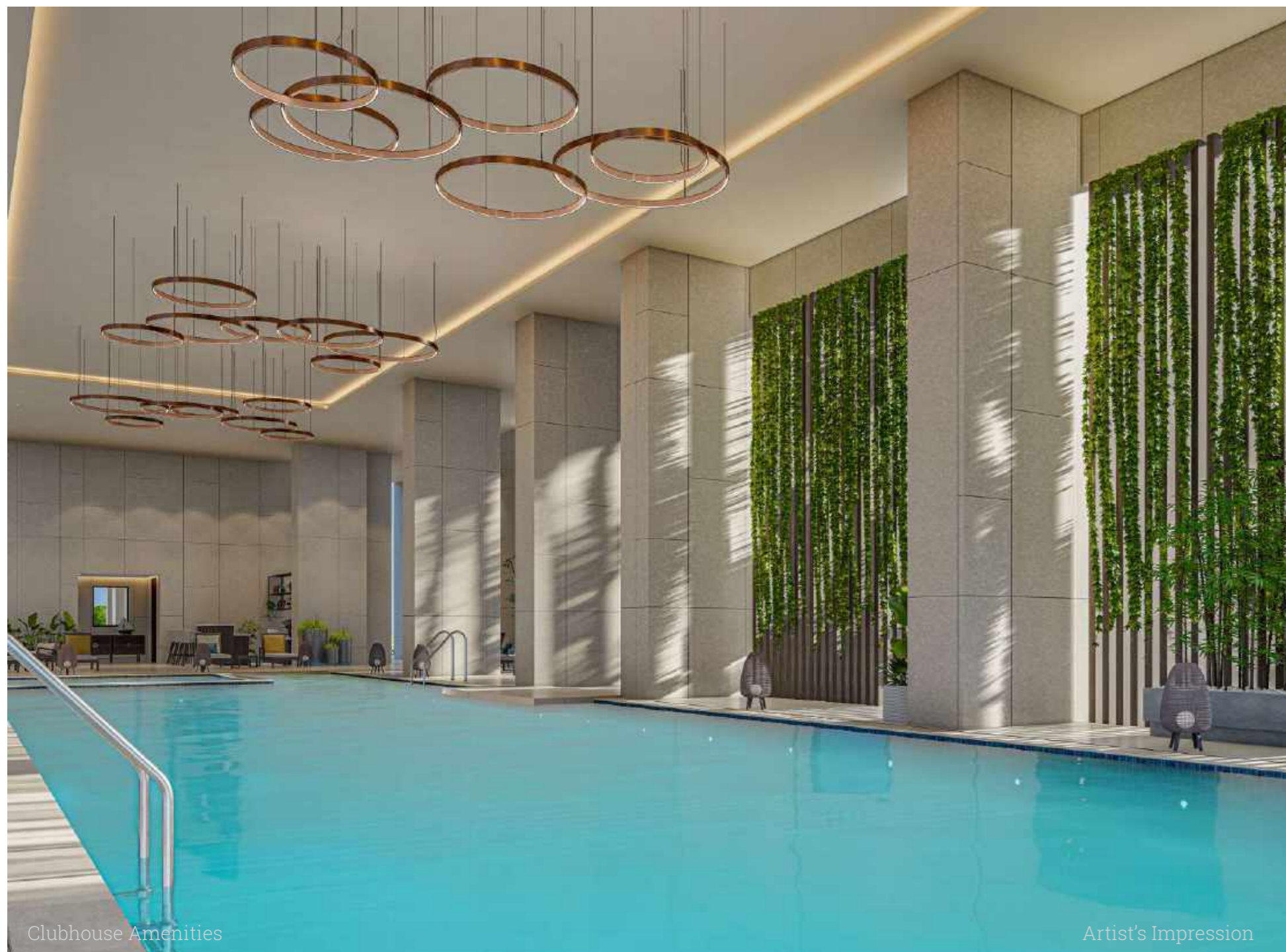
When it comes to the clubhouse, size truly matters. Its spacious design caters to all, providing a unique and exclusive experience.



CLUBHOUSE WITH 35,000 SQ.FT STATE-OF-THE-ART INDOOR AMENITIES

NSL Nakshatra has a Clubhouse with royal amenities spread across 35,000 Sq.ft dedicated to just 301 families. The First Floor has a banquet hall, pre-function area, and more. The Second Floor of the Clubhouse has a home theater with amazing acoustics and comfortable seating. Also, there are Guest Rooms with cozy and well-lit interiors.








With an exotic lobby plus a gentleman's room with an extended balcony for scenic views, there is a separate kitty party area as well.







Clubhouse Amenities

Artist's Impression

FIRST FLOOR

-  Elegant Banquet Hall (250 Pax)
-  Pre-function Area
-  Yoga/Meditation/Fitness Room
-  Well equipped Gym with Change Rooms
-  Badminton Court
-  Indoor Games Room
-  Temperature-controlled Infinity Pool with Change Rooms

SECOND FLOOR

-  Private Home Theater (12 Pax)
-  Kitty Party Room
-  Gentleman's Room
-  2 Guest Rooms

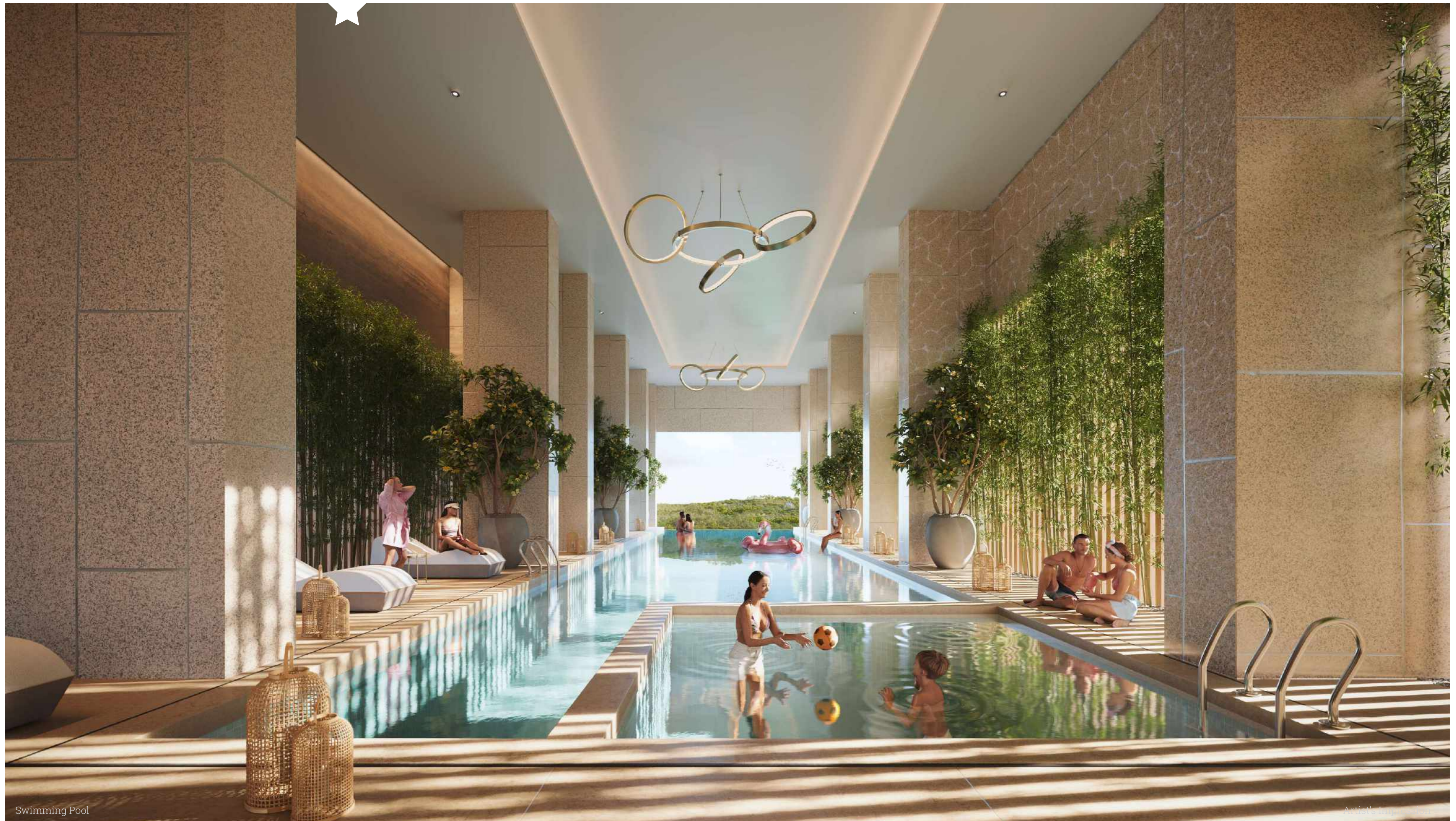


Waiting Lobby

Artist's Impression

MAKING THE WAIT WORTH IT

The waiting lobby not only greets your guests in style but is a common area where you can take a short break, say after a jog or to chat up with your neighbors. Tastefully designed with rare artifacts and statues, it exudes a sense of calm and serenity.

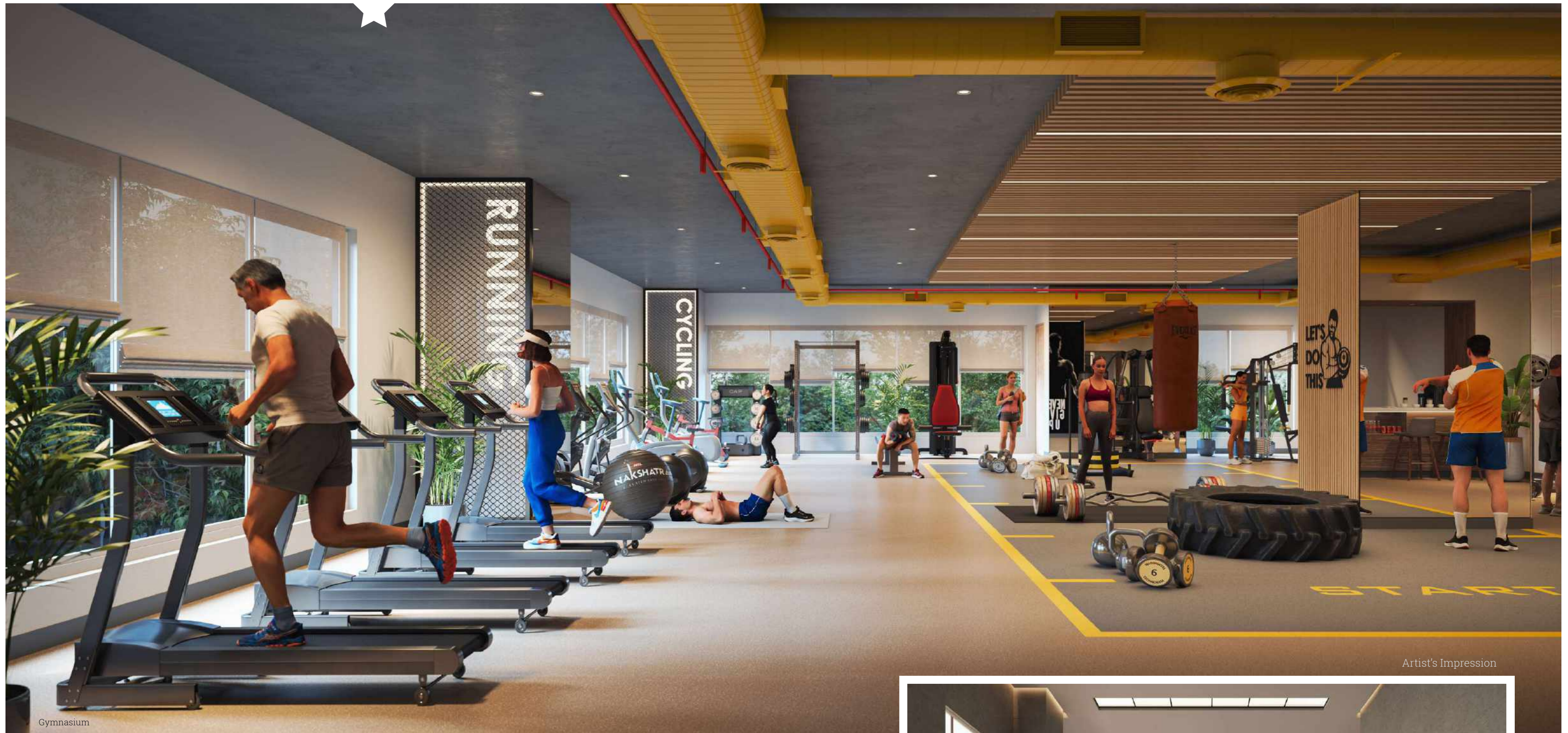


Swimming Pool

Artistic rendering

IMMERSE YOURSELF IN LUXURIES

It is the ultimate reflection of class and grandeur. Enjoy the city view from this infinity pool which is a luxury beyond belief. From the lighting to the poolside decks, it's a sight to behold. When you have arrived at the top, you deserve only the very best. Let the world envy you, it doesn't matter.



Gymnasium

Artist's Impression

THE PERFECT FIT

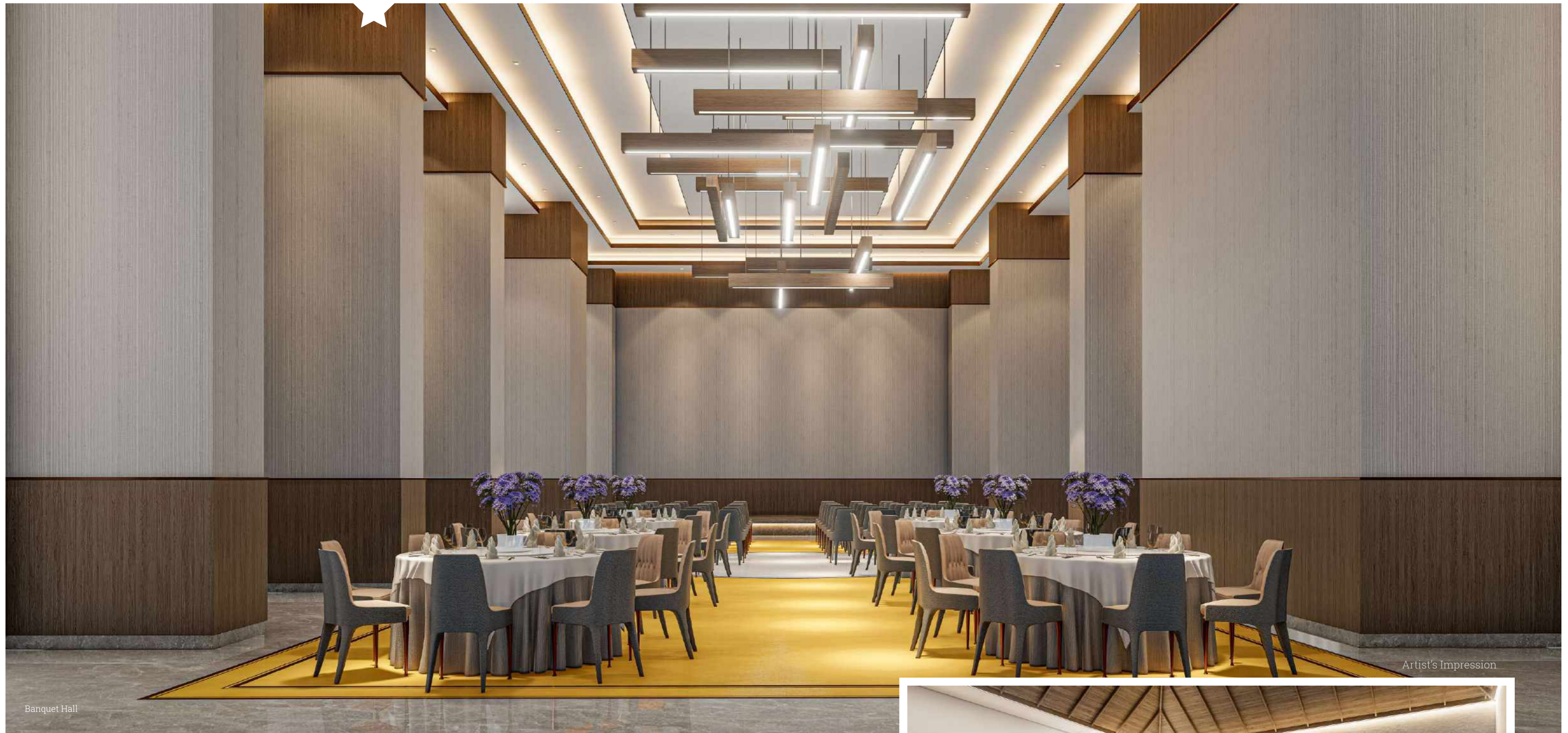
The world-class gym is a perfect fit in terms of state-of-the-art equipment, space, and most importantly the number of residents it caters to. Also, the Clubhouse, situated within the tower, is conveniently close and provides easy access to its amenities for all residents.

SPORTY PURSUITS

Among the many sports facilities, the badminton court stands out as a special attraction. Whether it's every morning or on weekends, you can enjoy your favorite game with friends and family at NSL Nakshatra.



Badminton Court



Banquet Hall

Artist's Impression

CREATED FOR RECREATION

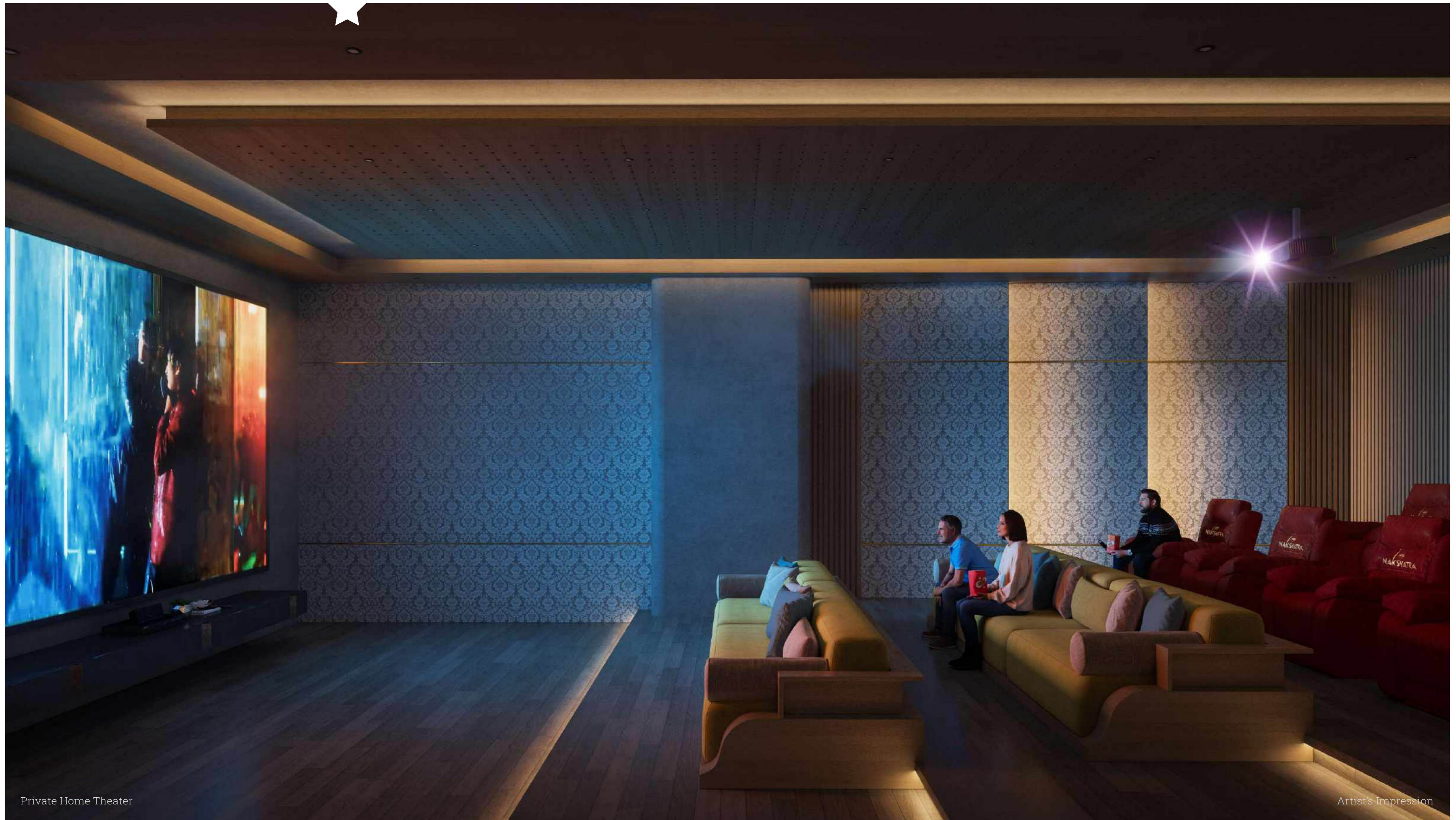
Made for the Who's Who, the First Floor includes an air-conditioned banquet hall, pre-function area, and more. The banquet hall is ideal for hosting parties and celebrations. With exotic furnishings and light shimmering from the chandeliers, it matches your tastes to perfection.

WELL-BEING, BEING A PRIORITY

Indoor amenities include 'well-planned' spaces for 'wellness activities' for the residents.



Yoga/Meditation/Fitness Room



Private Home Theater

Artist's Impression

BOOK YOUR SHOW

NSL Nakshatra Clubhouse has a private home theater for residents. Watch your favorite movies or playback your favorite recordings. With a high-quality screen, amazing acoustics, and world-class soft seating, it's a world of its own.

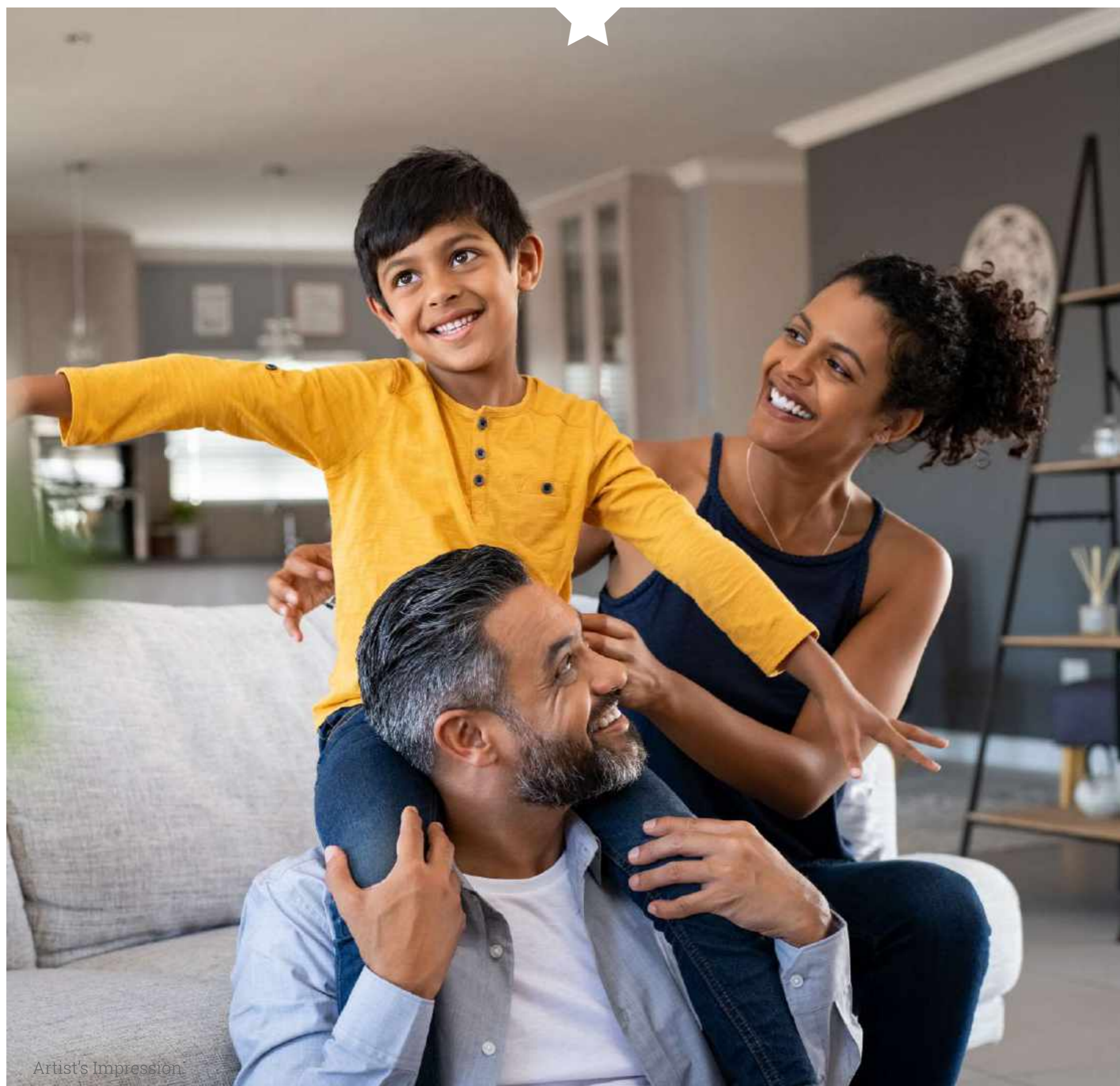
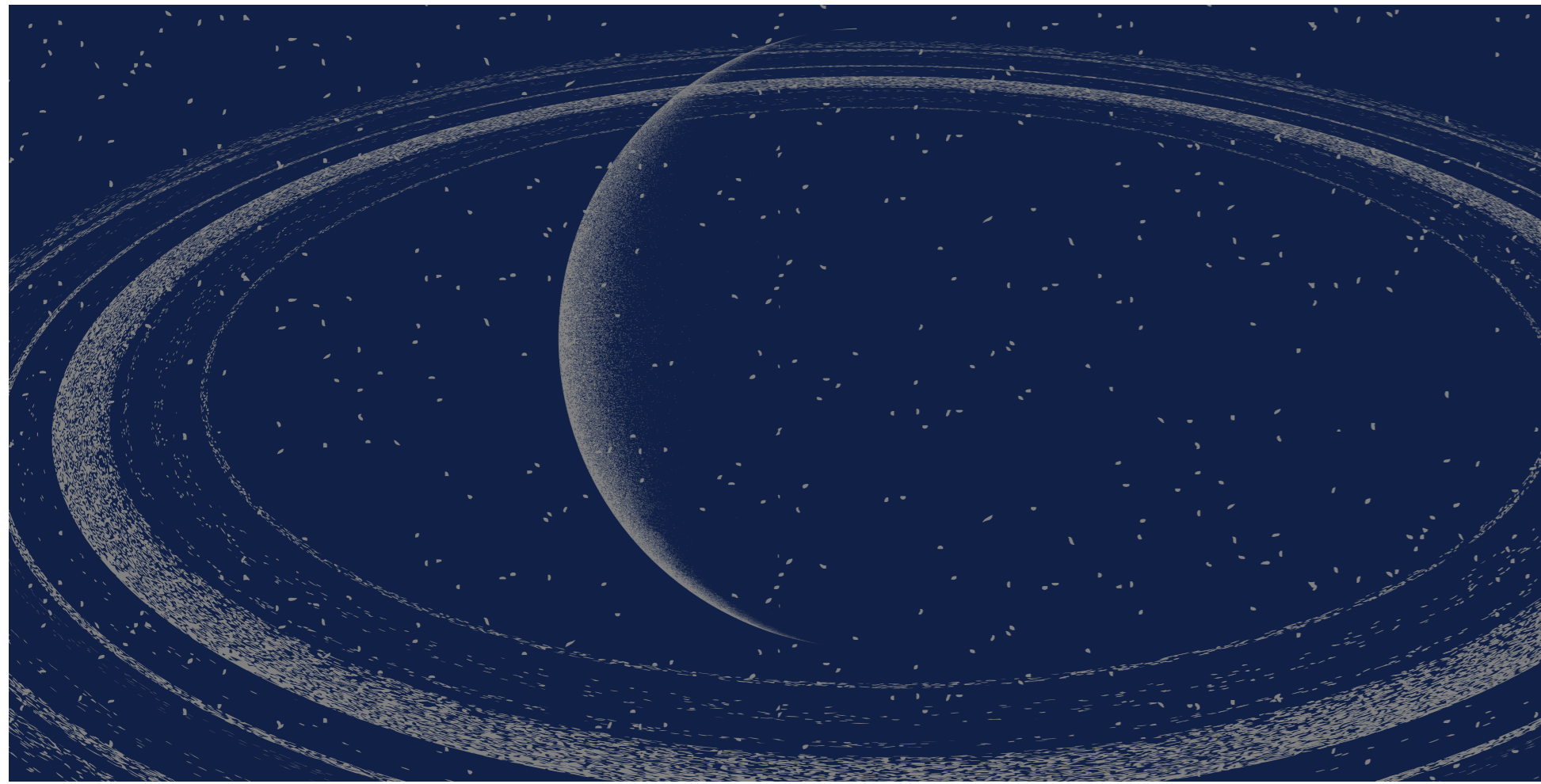


Guest Room

Artist's Impression

ATITHI DEVO BHAVA

It's not just a statement but an offering from NSL Nakshatra, where the Clubhouse has Guest Rooms to accommodate friends, family, and visitors. It's the ideal opportunity to invite them with whom you want to spend quality time, and of course show them around in your one-of-its-kind residence.



Artist's Impression



Home to the stars

Our home galaxy - the Milky Way is so called as it is believed that a Greek Goddess sprayed milk in the sky. It's also called the Silver River.

Home is where you find your comfort, your peace, your solace. The spaciousness, the décor, the layout, all make a big difference.



Artist's Impression

MORE THAN A DRAWING ROOM,
IT'S A WORK OF ART



Artist's Impression



SPACIOUS DINING
AND LIVING ROOM



Artist's Impression

XL GLASS BALCONIES
WITH CLASSY VIEWS



MASTER BEDROOM



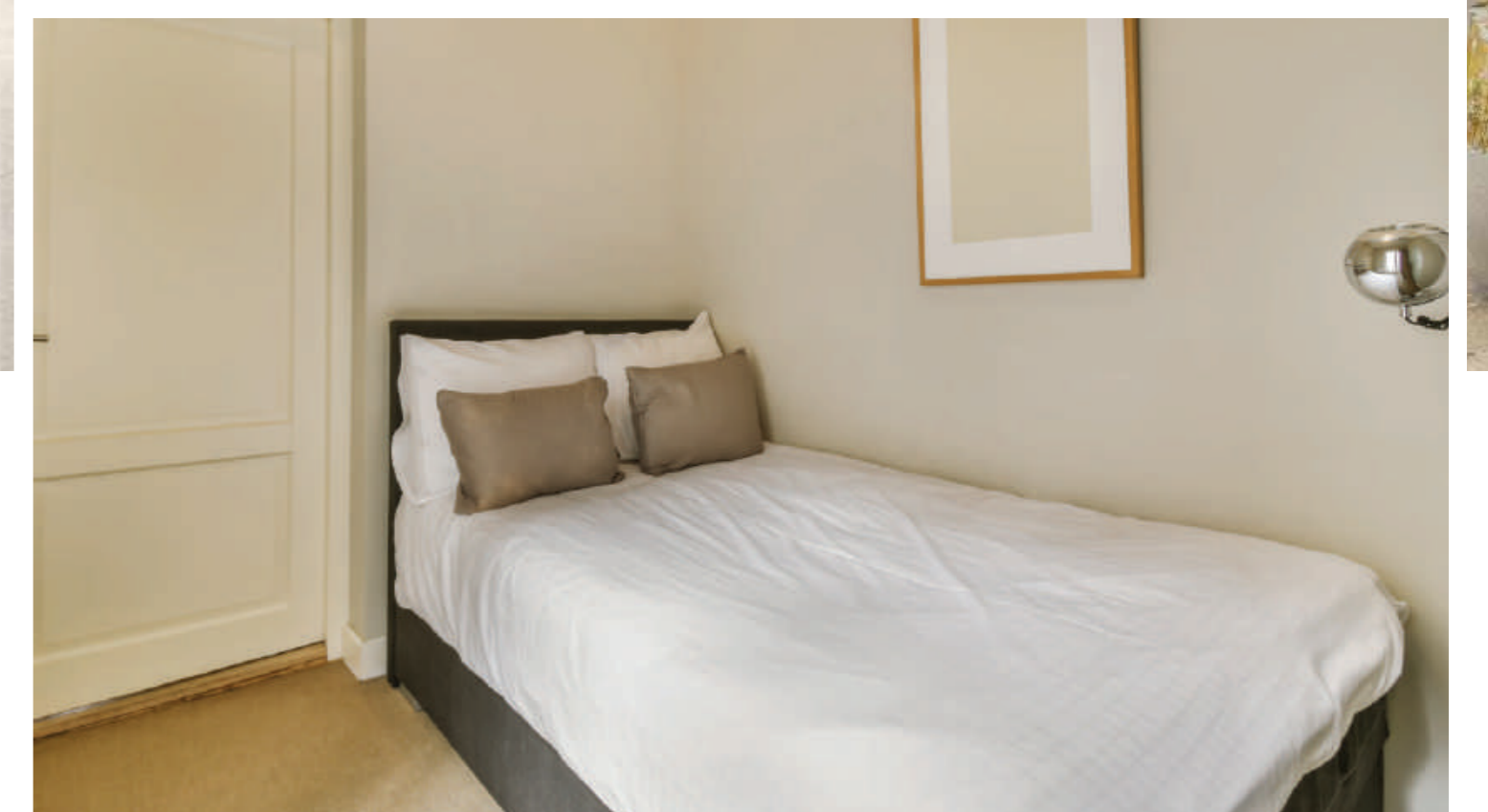
Artist's Impression

KIDS' ROOM WITH
BAY WINDOW



Artist's Impression

PRIVATE WORKSPACE



MAID ROOM



Universal harmony

The entire Universe exists in a state of dynamic balance with its stars and constellations.

Similarly, the salient features of a project combine to create a unique long-term balance.



VAASTU COMPLIANT

NSL Nakshatra is a Vaastu Compliant project with a highly positive vibe. You can choose your home from any of the four corners on the floor of your choice.



AMPLE PARKING SPACE

NSL Nakshatra has ample car parking space for residents. There are e-Vehicle charging points for your convenience and which is a part of our sustainability features. Here, every little detail has been taken care of including ensuring vehicle-free podiums as well.



HOME AUTOMATION

Home Automation has been integrated into the design which puts everything at your fingertips. Be it controlling the power switches or additional security features, it makes life simpler and everyday tasks easier.



RFID-CONTROLLED PARKING ACCESS
Every car number is digitally recorded in the RFID-controlled parking access for the convenience of residents, and visitors' cars are allowed only after taking the residents' permission.

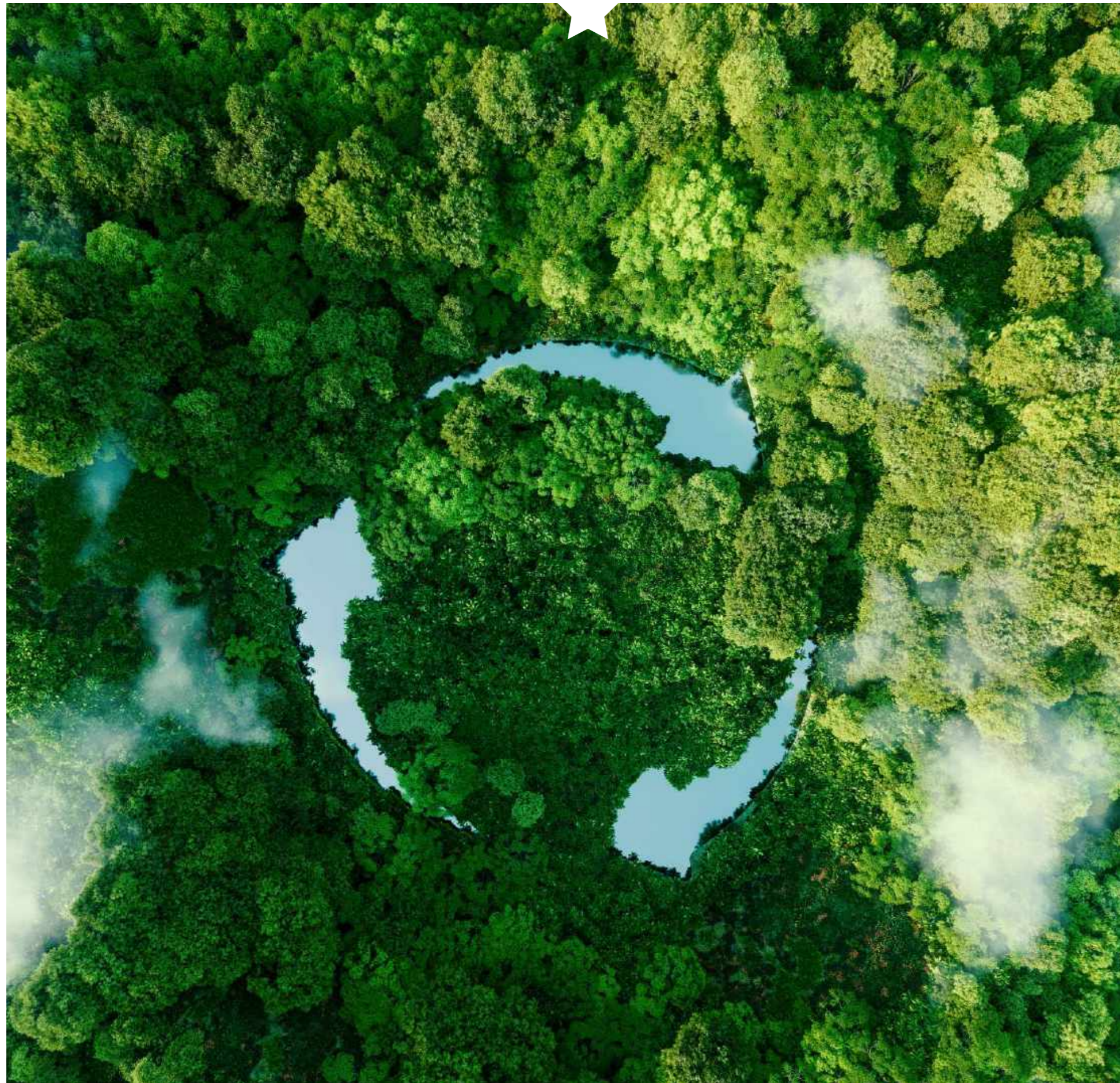
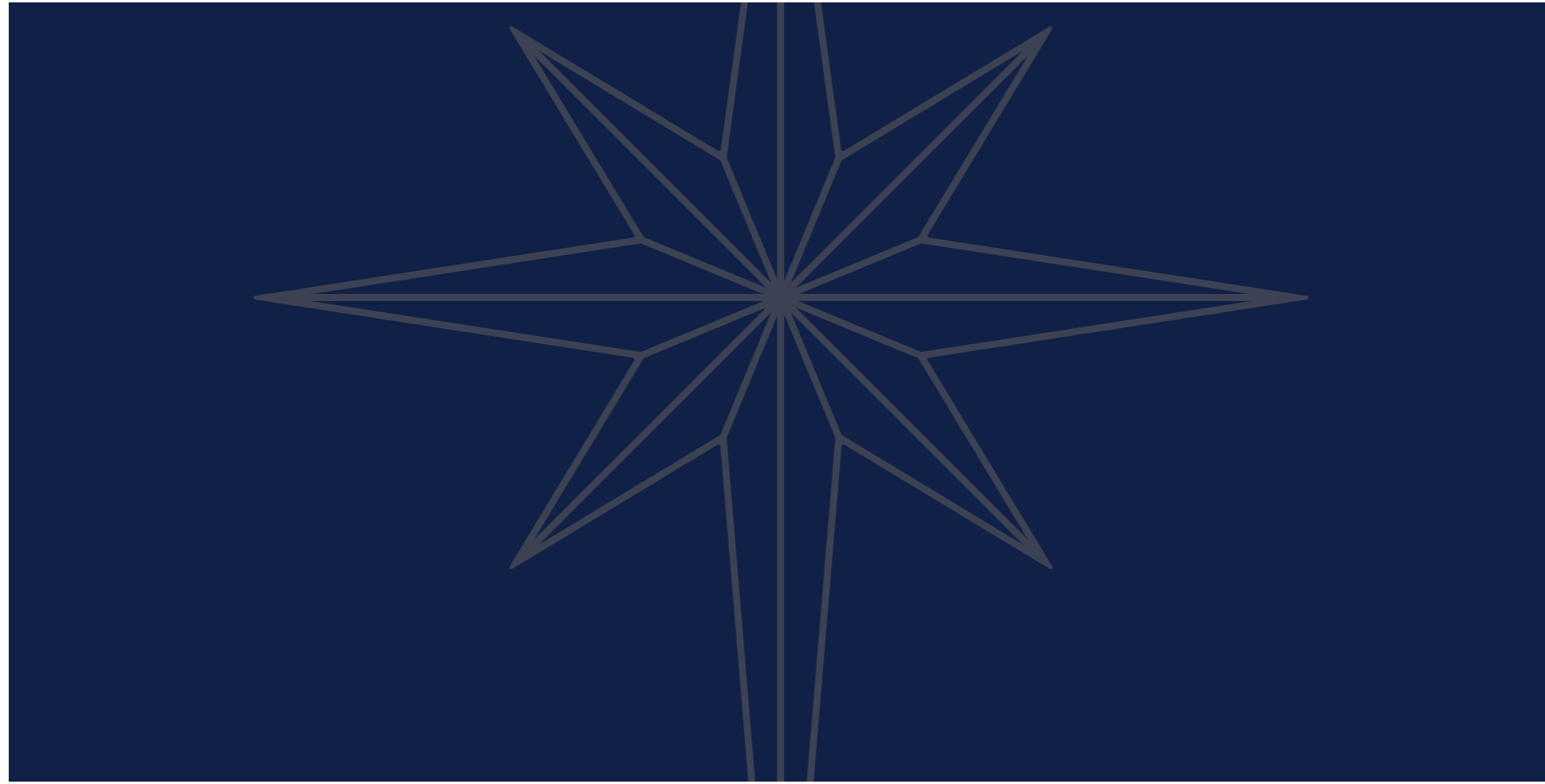
SECURITY CHECK AT THE ENTRANCE
Security check at the entrance helps maintain a record of all visitors with entry and exit timings.

GUEST ENTRY ONLY WITH RESIDENT AUTHORIZATION
The security intimates the resident upon arrival of visitors. Entry is allowed only after authorization.

CCTV MONITORING
CCTV monitoring of key areas allows for keeping a watchful eye for the safety of residents, especially children and the elderly.

YOUR SECURITY, OUR RESPONSIBILITY

NSL Nakshatra has several security features in place for the safety of its residents. Yes, total peace of mind is of paramount importance.



The living planet

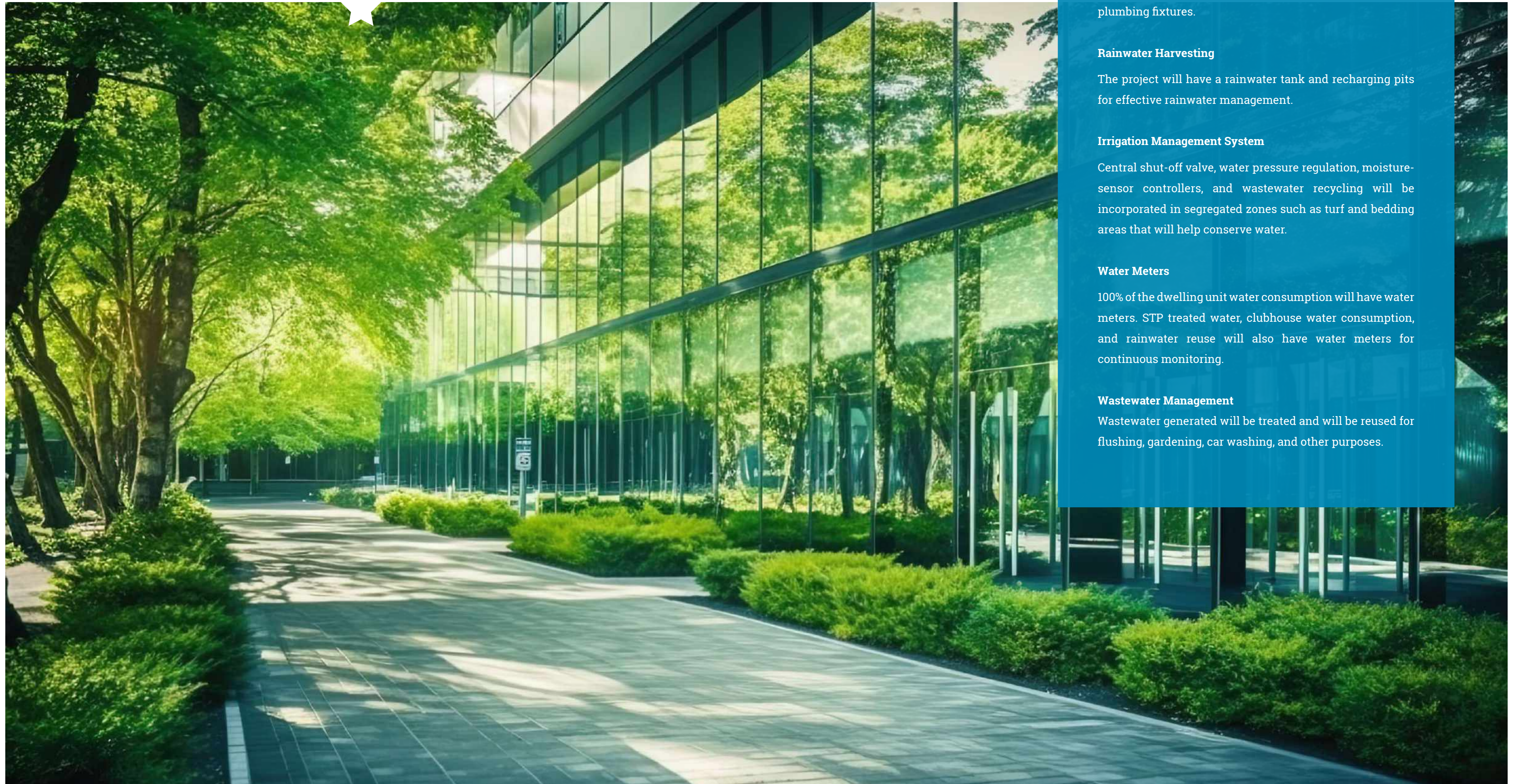
The living planet we know so far is ours, sustaining life itself.

Sustainability is the central focus of our project which promises a cleaner, greener future.



SUSTAINABLE FEATURES FOR A GREENER TOMORROW

The project incorporates green zones as an essential part to promote a healthy lifestyle while caring for the environment. What's more, awareness drives for residents and workers is planned every 6 months through live sessions, brochures, and on the project website.



MAKING EVERY DROP COUNT

Water-Efficient Plumbing Fixtures

42% of the water supply will be saved with water-efficient plumbing fixtures.

Rainwater Harvesting

The project will have a rainwater tank and recharging pits for effective rainwater management.

Irrigation Management System

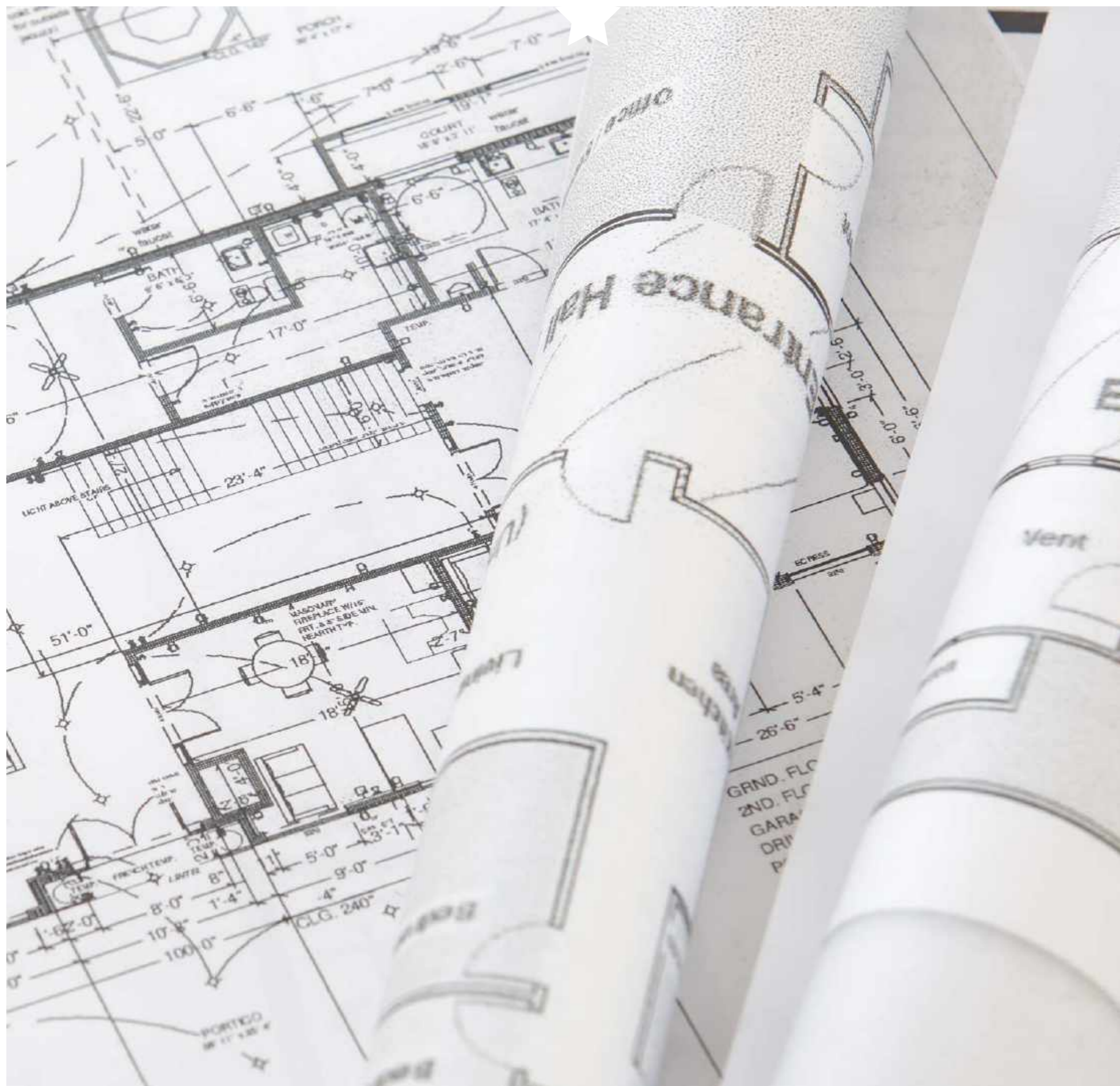
Central shut-off valve, water pressure regulation, moisture-sensor controllers, and wastewater recycling will be incorporated in segregated zones such as turf and bedding areas that will help conserve water.

Water Meters

100% of the dwelling unit water consumption will have water meters. STP treated water, clubhouse water consumption, and rainwater reuse will also have water meters for continuous monitoring.

Wastewater Management

Wastewater generated will be treated and will be reused for flushing, gardening, car washing, and other purposes.



Planned to perfection

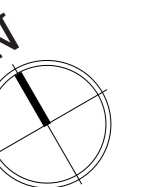
Call it a divine plan where everything in our galaxy has its own space and aura.

It's a perfect blend of functionality, utility, and a sense of spaciousness at the same time.

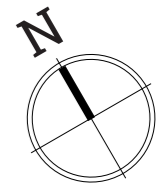
STILT AND OUTDOOR AMENITIES PLAN

LEGEND

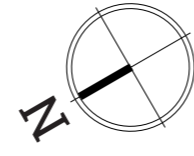
- | | |
|--------------------------------|-------------------------------------|
| 1. URBAN JUNGLE | 18. WATER BODY |
| 2. MULTIPURPOSE OPEN LAWN | 19. SCULPTURE |
| 3. MINI GOLF | 20. SKATING ZONE |
| 4. BUTTERFLY GARDEN | 21. HERBAL GARDEN |
| 5. GRAFFITI COLUMNS | 22. CO-WORKING SPACES |
| 6. ROCK CLIMBING | 23. IN-HOUSE SALE SPACE |
| 7. CALISTHENICS ZONE | 24. COFFEE LOUNGE AREA |
| 8. WALKING TRACK | 25. HUDDLE SPACE |
| 9. CYCLING LOOP | 26. PARCEL COLLECTION CENTER |
| 10. FRANGIPANI COURT | 27. HOPSCOTCH |
| 11. NORTH EAST ENTRY GATE | 28. PET PARK |
| 12. THRIFT ROOM | 29. PLAY AREA MULTISTATION |
| 13. WORK FROM NATURE PAVILIONS | 30. MULTISPORTS COURT |
| 14. AROMATIC GARDEN | 31. OUTDOOR GYM FOR SENIOR CITIZENS |
| 15. RACCHABANDA | 32. EVENTS STAGE |
| 16. REFLEXOLOGY PARK | 33. CONTEMPLATION GARDEN |
| 17. AMPHITHEATER | |



MASTER PLAN



TYPICAL FLOOR PLAN - I



1
4BHK - EAST
Saleable Area
4002 sq. ft

2
4BHK - EAST
Saleable Area
3052 sq. ft

3
4BHK - WEST
Saleable Area
4059 sq. ft



8
4BHK - NORTH
Saleable Area
3430 sq. ft

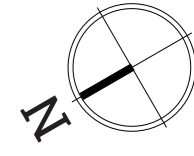
7
3BHK - NORTH
Saleable Area
2340 sq. ft

6
3BHK - NORTH
Saleable Area
2340 sq. ft

5
3BHK - NORTH
Saleable Area
2968 sq. ft

4
4BHK - WEST
Saleable Area
3157 sq. ft

TYPICAL FLOOR PLAN - II



1A
4BHK - EAST
Saleable Area
3822 sq. ft

2
4BHK - EAST
Saleable Area
3052 sq. ft

3
4BHK - WEST
Saleable Area
4059 sq. ft



8A
4BHK - NORTH
Saleable Area
3354 sq. ft

7
3BHK - NORTH
Saleable Area
2340 sq. ft

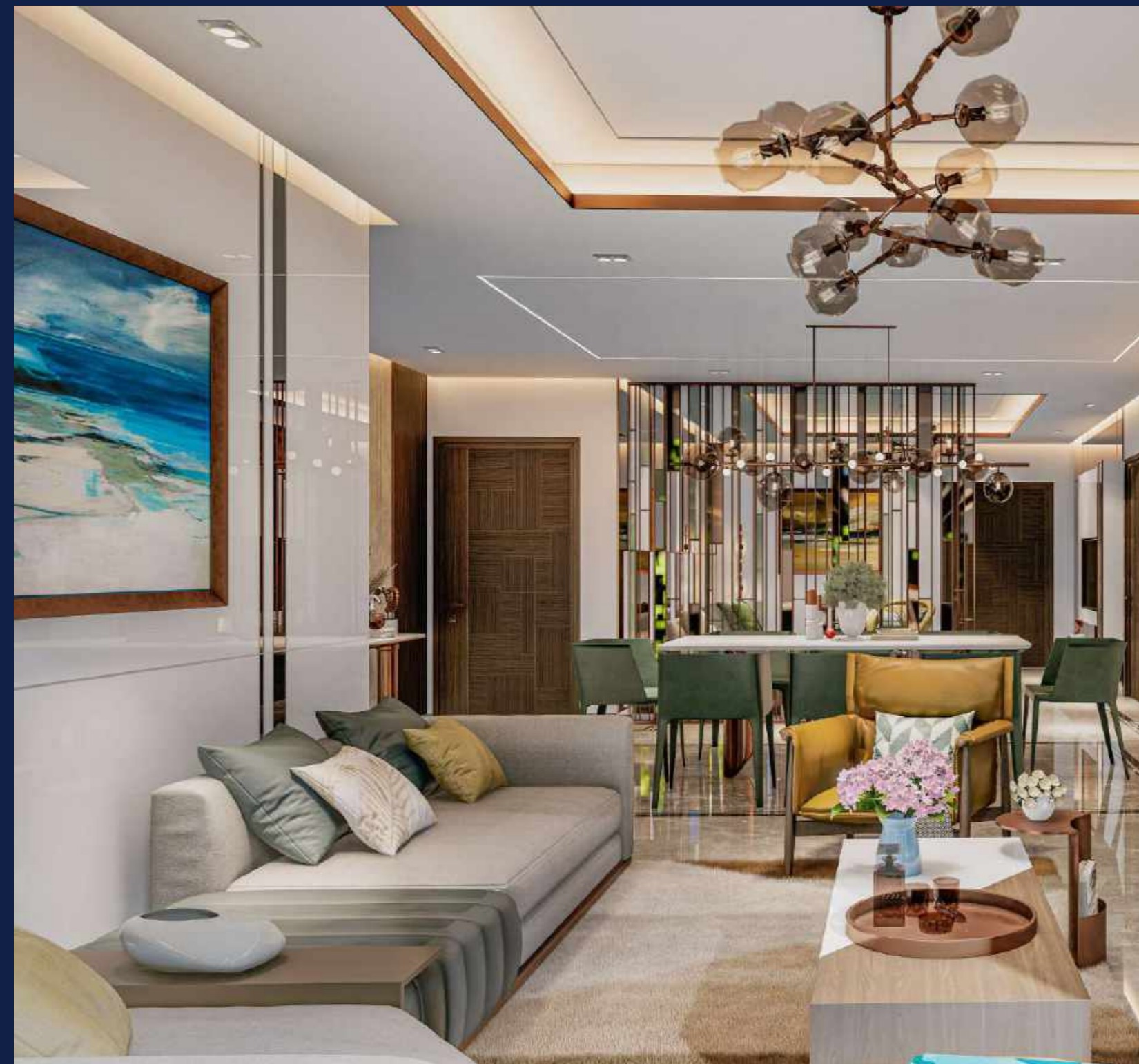
6
3BHK - NORTH
Saleable Area
2340 sq. ft

5
3BHK - NORTH
Saleable Area
2968 sq. ft

4
4BHK - WEST
Saleable Area
3157 sq. ft

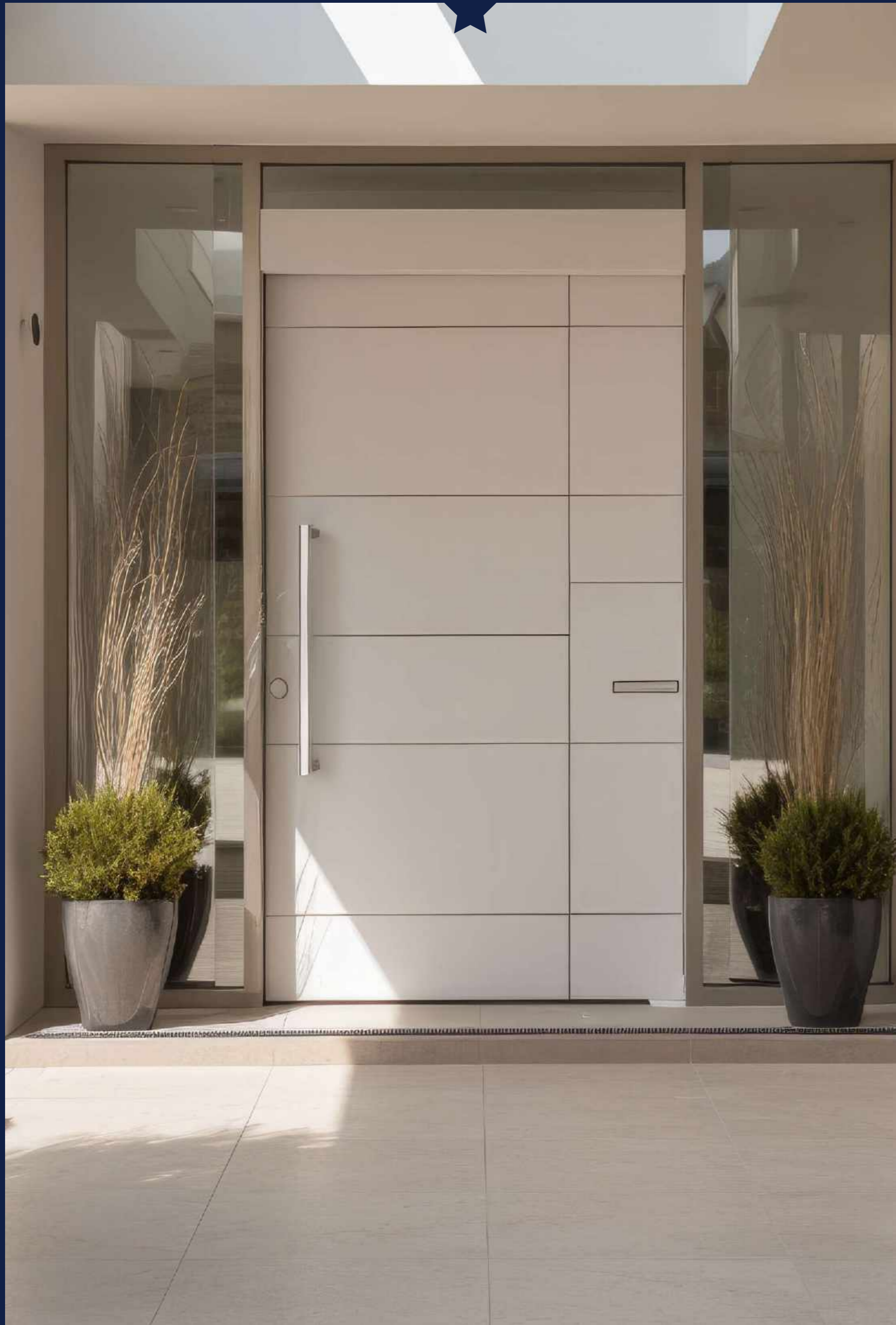
UNIT DETAILS

UNIT	BHK	FACING	NET FLOOR AREA (SQ.FT)	SALEABLE AREA (SQ.FT)
UNIT - 1	4 BHK	EAST	2964	4002
UNIT - 1A	4 BHK	EAST	2831	3822
UNIT - 2	4 BHK	EAST	2261	3052
UNIT - 3	4 BHK	WEST	3007	4059
UNIT - 4	4 BHK	WEST	2338	3157
UNIT - 5	3 BHK	NORTH	2199	2968
UNIT - 6	3 BHK	NORTH	1733	2340
UNIT - 7	3 BHK	NORTH	1733	2340
UNIT - 8	4 BHK	NORTH	2541	3430
UNIT - 8A	4 BHK	NORTH	2484	3354



PROJECT HIGHLIGHTS

- PRIMEST OF PRIME LOCATION
- 2.3 ACRES
- ICONIC MONO TOWER OF 5+40 FLOORS
- 301 EXCLUSIVE APARTMENTS
- STILT AMENITIES
- 35,000 SQ.FT CLUBHOUSE WITH STATE-OF-THE-ART INDOOR AMENITIES
- 10,000 SQ.FT OF OUTDOOR AMENITIES
- AMPLE CAR PARK
- IGBC PRE-CERTIFIED PLATINUM BUILDING
- 8 UNITS PER FLOOR
- 100% POWER BACK-UP
- 24/7 SURVEILLANCE
- PIPED GAS
- GUEST ROOMS
- MAID ROOM
- EXCLUSIVE 3 & 4 BHK HOMES
- 800 MM x 800 MM TILES
- XL BALCONY
- PREMIUM BATHROOMS AND CP FITTINGS
- 8 FT MAIN DOOR
- PET PARK
- CO-WORKING SPACE
- HOME AUTOMATION
- VEHICLE-FREE PODIUM
- EV-CHARGING



PROJECT SPECIFICATIONS

STRUCTURE

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

WATERPROOFING

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

ENTRANCE LOBBY

Elegant Entrance Lobby (Air-conditioned)

WALLS

Internal Wall: Reinforced shear wall | External Wall: Reinforced shear wall

WALL FINISH

Internal Wall: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

External Wall: Textured / Smooth finish with 2 coats of exterior paint of reputed make

Corridor: False ceiling with smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

Staircase: Putty finish with 2 coats of OBD paint of reputed make over a coat of primer

CEILING FINISH

Inside the Flat: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

All Toilet & Utilities: Calcium Silicate board / Grid ceiling to cover the service lines

Corridor: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

Staircase: Putty finish with 2 coats of OBD paint of reputed make over a coat of primer

FLOORING

Drawing, Living, Dining Rooms, Bedrooms & Kitchen: 800 x 800 mm glazed vitrified floor tiles of reputed make

Corridors: Glazed vitrified floor tiles of reputed make

Bathrooms & Utility: Anti-skid ceramic tiles of reputed make

All Balconies: Anti-skid ceramic tiles of reputed make

Staircase: Natural stone flooring

Lift Lobby Area: Vitrified tile of reputed make

TILE CLADDING

Bathrooms: Vitrified/Ceramic tiles up to false ceiling height of reputed make

Utilities: Vitrified/Ceramic tiles up to sill height of reputed make

Lift Lobby Area: Granite/Vitrified tile cladding of reputed make

DOORS & WINDOWS

Main Door: 8'-0" height teak wood/engineered wood frame and shutter finished with melamine polish and fixed with reputed make hardware

Internal Doors & Utility Door: 7'-0" height manufactured hardwood door frame & laminate shutter and hardware of reputed make

Sliding Doors/French Doors: UPVC door framed toughened glass sliding door with mosquito mesh provision

Window: UPVC window system with toughened glass and provision for mosquito mesh track

Balcony Railings: Toughened glass railing

CP & SANITARY

Sanitaryware of Kohler/Grohe or equivalent brand

C.P. fittings of Kohler/Grohe or equivalent brand

Provision for geysers & exhaust fans in all bathrooms & dishwashers in the utility area

KITCHEN

5 power points in kitchen with multi-pin 6/16A sockets (chimney, refrigerator, microwave, mixer-grinder, and water purifier)

ELECTRICAL & COMMUNICATION

"3 Phase" power supply for each unit with individual meter boards

Concealed copper wiring of reputed makes with sufficient power outlets and light points

Legrand or equivalent make modular switches and sockets

AC point in all Bedrooms and Living Room

TV point in all Bedrooms and Living Room

FIRE SAFETY

All Fire Safety requirements as per NBC

Fire Detection: Alarm system and public-address system,

fire hydrant & fire sprinkler system at basement, lobby, and apartments

Portable fire extinguishers in the common areas

POWER BACK-UP

100% generator power back-up for all the flats (including geyser and AC)

LIFT

High-speed lift of Thyssenkrupp or equivalent

SECURITY

Round-the-clock security surveillance cameras at the main security, tower entrance, inside the lifts, at strategic locations

Panic button and intercom provided in the elevators, which is connected to the security

STP

Sewage Treatment plant of adequate capacity will be provided

Treated Sewage Water will be used for Landscaping/Gardening and WC flushing

WATER SOFTENING PLANT

Soft Water made available through an exclusive Water Softening Plant

Water meters for each unit

Rainwater Harvesting as per local regulation

GAS SUPPLY

Gas supply to individual flats with prepaid/postpaid meters

TELEPHONE/DATA CONNECTIONS

Telephone point in Drawing/Living & Master Bedroom

Provision for internet connection in Drawing/Living & Master Bedroom

GARBAGE CHUTE

Provision for Chute to dispose garbage

HOME AUTOMATION

Automation of one light point in all the rooms and video door phone at the main entrance door of Legrand or equivalent make

Smart door lock for main entrance door of Yale or equivalent make

AC PIPING

AC Copper piping for AC units



The Journey



For centuries, sailors have been guided by constellations to find their way across the oceans using them just like a compass.

NSL Group has reached 'stellar success', in its remarkable journey of growth and advancement, led by a vision of excelling in every endeavor.



Nuziveedu Seeds Limited (NSL) was established in 1974 with the business objective of providing high-quality seeds and to contribute to the development of the agricultural economy of the country. Emerging as India's largest Bt cotton seeds producer, the company diversified strategically into a variety of business sectors such as Infrastructure, Power, Textiles, and Sugars—all coming under one entity—the NSL Group. The Group company has an active Research and Development program that leverages on technology to develop innovative products and process improvements. It also partners with local Government agencies and tertiary institutions to develop new and sustainable solutions for industrial applications. **Being one of India's leading business conglomerates**, NSL Group has contributed significantly in the past five decades in delivering excellence to all stakeholders and millions of National and International customers.



Nuziveedu Seeds Limited is the flagship company of the NSL Group. **As one of the largest seed companies in India**, it develops, produces, and markets hybrid and varietal seed products. The company has a 25% market share in cotton seeds and also produces hybrid seeds of maize, bajra, jowar, sunflower, paddy, etc. It has the highest number of seed processing plants spread across 14 locations in the country.

50+ Years of existence
1750+ Employees
3300+ Distributors
5.5 Million Customers



NSL Sugars Limited, established in 2003-04 is amongst the **top ten sugar companies in India**. With five integrated sugar complexes in the country, sugar production (33,500 TCD), co-generation of power (152 MW), and distillery (Operational: 520 KL/Day), it has also touched the livelihood of 70,000 farmers and 20,000 farm workers. The company has plants in Karnataka, Maharashtra, and Telangana.

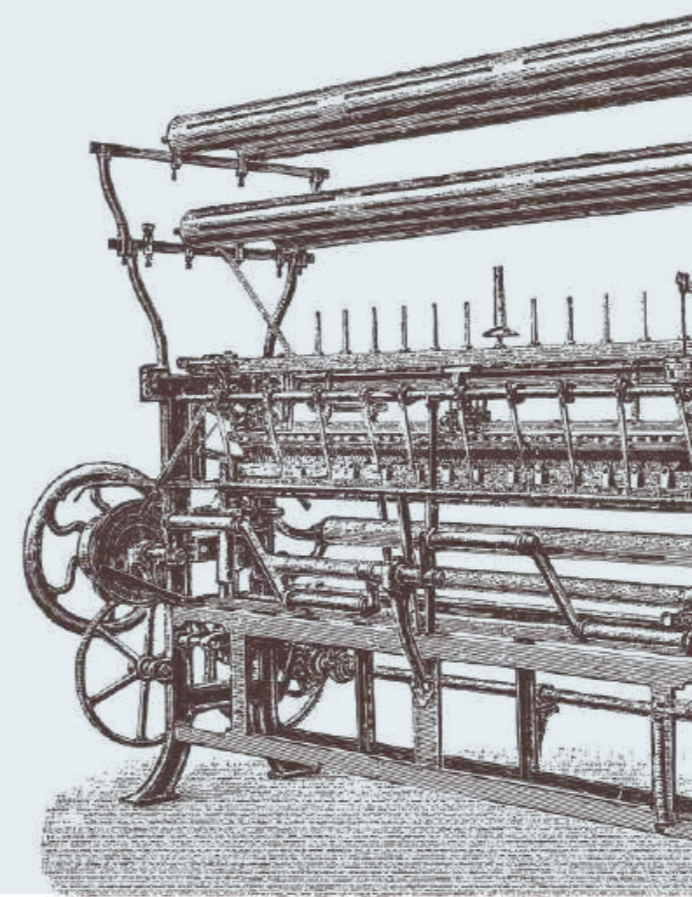
20+ Years of existence
1720+ Employees



NSL Textiles Limited, established in 2002 is one of the largest and fully integrated Textile Companies in the country, with more than five manufacturing units. Its concept of **"Cotton to Clothing"**: 'Seeds – Cotton – Ginning – Spinning – Yarn Dyeing – Weaving – Processing – Finished Fabric' makes it a leader and also one of the largest employment providers in the Textile sector.

Awarded Best Vendor Innovation (Woven) by Benetton India Pvt. Ltd. in 2023

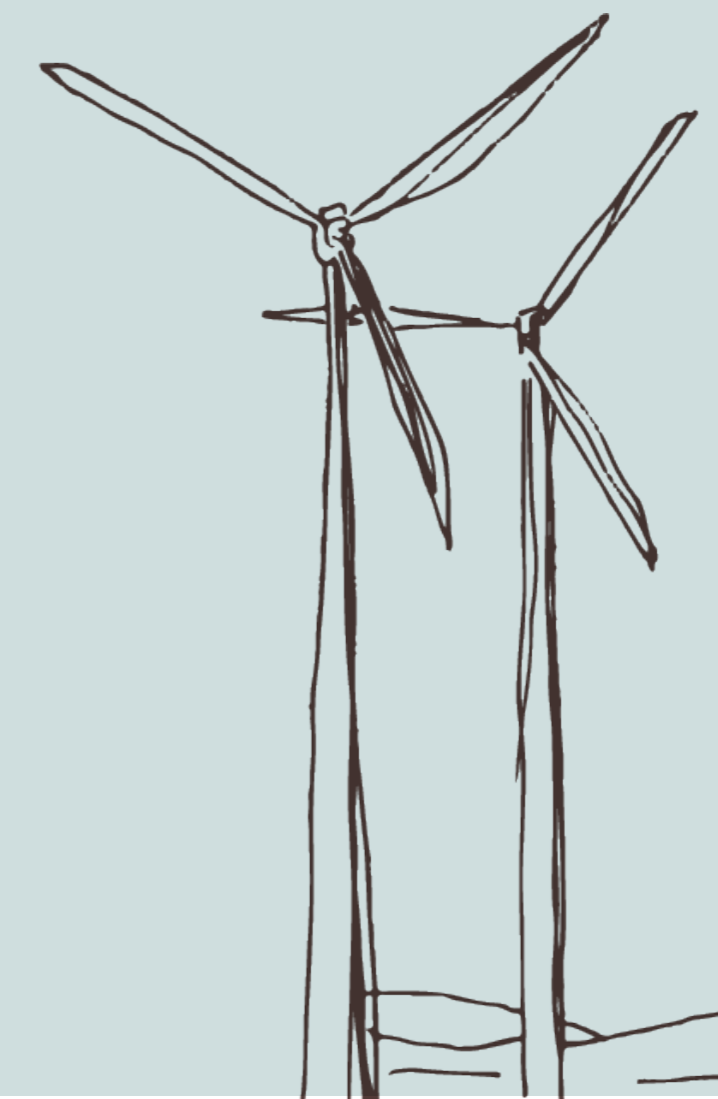
20+ Years of existence
800+ Employees
Operating Capacity of 275,568 spindles with 32 Lakh meter fabric production per month



NSL Group forayed into the Energy sector in 2001 with NSL Power, focusing primarily on environmentally friendly, renewable energy projects. It is a **diversified independent Power Producer** with an operating portfolio of 310 MW (285 Wind, 20 Solar, and 5 Hydro) in Karnataka, Tamil Nadu, Maharashtra, Gujarat, and Himachal Pradesh. A 2 X 660 MW plant in Odisha is ready for implementation in the near future.

Awarded Best Operations by IWPA

20+ Years of existence
80+ Employees



NSL Infratech is one of the emerging giants in the Real Estate and Infrastructure business with holdings in strategically located land banks, properties in **residential projects, IT parks, and commercial buildings**. The company's PAN India presence includes Hyderabad, Delhi NCR, Bangalore, and Chennai. NSL projects have redefined the skyline, with an ever increasing base of happy customers.

16+ Years of existence
150+ Employees





Hyderabad | Bangalore | Delhi NCR | Chennai

Pillars of NSL Infratech

DESIGN PHILOSOPHY

Delivering innovation through a smart blend of functionality and creative engineering

SUSTAINABILITY

Taking utmost pride in creating future-ready projects with greater emphasis on the ecological needs of tomorrow

INTEGRATED DEVELOPMENT

Providing customers with a smart fusion of thoughtful design, inspiring architecture, and smart engineering to deliver greater luxury

HOME LOAN SUPPORT

Tie-ups with top banks and institutions to get you home loans at attractive rates, and on time

OC FIRST

Possession with Occupation Certificate

LOCATIONS

Shaping the future – one project at a time, with several projects completed and many upcoming in major cities across India

SYSTEMS & PROCESSES

Seamlessly driven processes resting on our core beliefs of integrity, innovation, and technological superiority to provide flawless execution

CUSTOMER CENTRIC

Constantly striving for excellence in servicing our customers, all our products and services being developed keeping 'Customer Delight' as the focal point

TIMELY UPDATES

Ongoing online updates through photographs of construction progress and organizing physical site visits on at least 2 occasions between commencement of construction and possession

16 YEARS OF EXPERIENCE

BUILDING COMMERCIAL & RESIDENTIAL PROPERTIES

PAN INDIA PRESENCE

HYDERABAD | BANGALORE | DELHI NCR | CHENNAI

COMMERCIAL

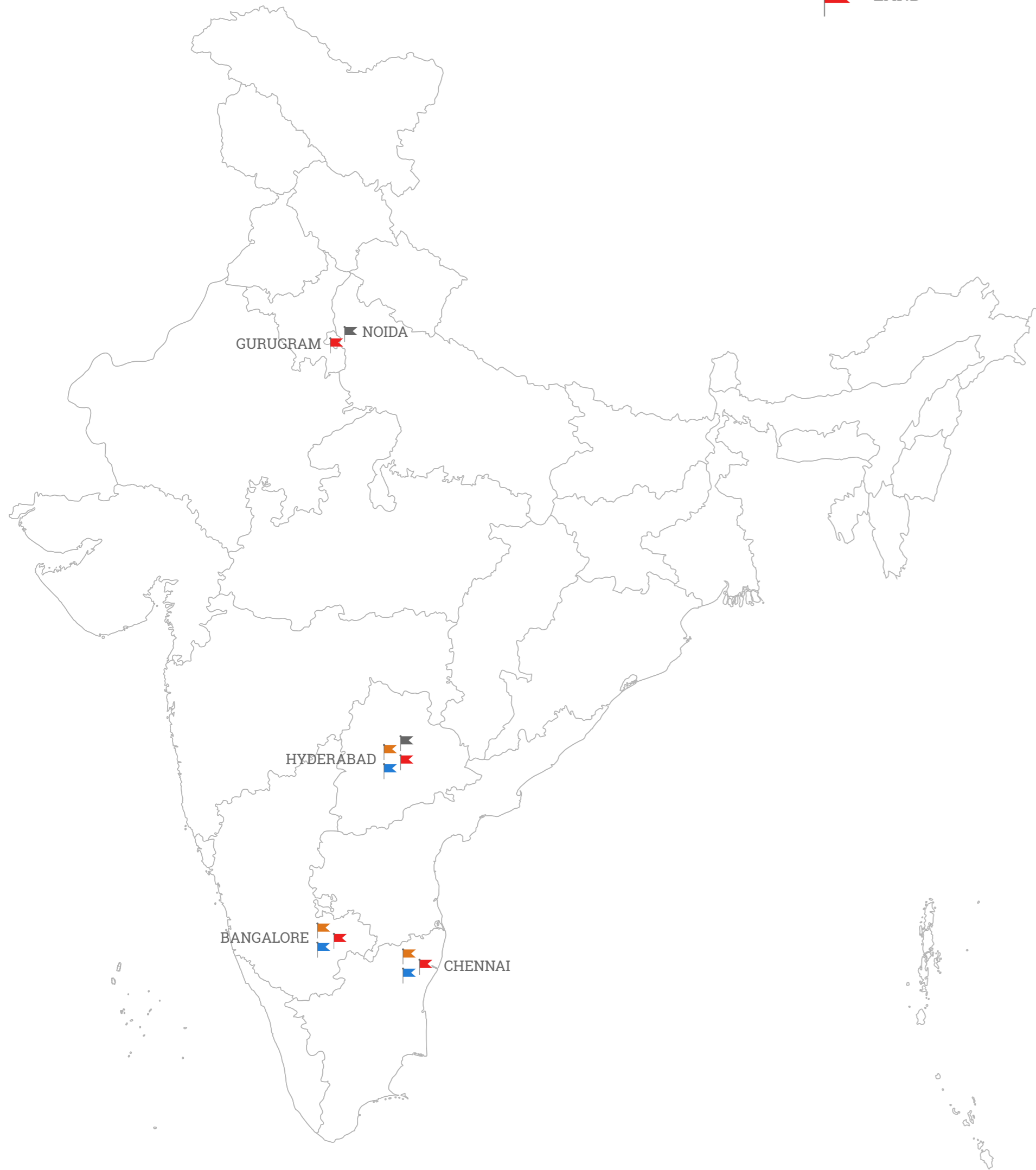
10 PROJECTS COVERING 9.1 MILLION SQ. FT

RESIDENTIAL

10 PROJECTS COVERING 6.7 MILLION SQ. FT

PAN INDIA PRESENCE

-  IT SEZ
-  COMMERCIAL
-  RESIDENTIAL
-  LAND



MAP NOT TO SCALE AND INTENDED ONLY FOR REPRESENTATIONAL PURPOSE

KEY PROJECTS



ORION VILLAS GACHIBOWLI, HYDERABAD

Orion Villas is located near Orion SEZ, comprising 62 luxurious villas spread across 10.5 acres. The project neighbors Jubilee Hills and HITEC city on one side and Gachibowli and the Financial District on the other. Located on a plateau, it offers an excellent view of the nearby lakes and green zones.

NSL EAST LUXORIA UPPAL, HYDERABAD

NSL East Luxoria is a one-of-its-kind residency comprising 4 majestic 44-storey towers spread across 7 acres. With luxurious offerings including 2 Clubhouses with 80,000 sq.ft amenities, it's a prime property nestled in the peace and quiet of East Hyderabad, right next to Uppal Stadium.



NSL TECHZONE IT SEZ TOWER 1, SECTOR 144, NOIDA

NSL TechZone IT SEZ is a state-of-the-art office space development spread across 25 acres. It offers a 'Modern Workspace' of 2.2 million Sq.ft to IT/ITES companies, along with planned Retail and Recreational developments. Located on the NOIDA Expressway, it is a 15 minutes' drive from Sector 18.

KEY ASSOCIATES



FHD INDIA CONSULTANTS LLP

FHD is a leading architectural and interior design firm based in Hyderabad, with branches in Bangalore and Mumbai. Comprising over 100 architects, FHD specializes in Residential, Commercial, and Hospitality design. They create innovative spaces that blend nature with built form, catering to users' unique needs. FHD collaborates closely with clients to translate their visions into exceptional designs, focusing on contemporary aesthetics and local culture. Committed to sustainability, they incorporate energy-efficient designs and natural systems to minimize environmental impact. FHD is currently working on projects across India, Nepal, and the Middle East.



EDC- ENNOVATIVE DESIGN CONSULTANTS

Structural, Mechanical, Electrical, Plumbing & Fire Protection wizards with a proven reputation offering design consultancy services and expertise to a wide range of clients across all sectors in the construction industry. At EDC our expertise in SMEP&F design and unique client service has proven an attractive combination



ACM LANDSCAPE ARCHITECTS

Visionaries Transforming Landscapes for a Better Society ACM stands at the forefront of landscape architecture, driven by the combined expertise and innovative visions of its three founding partners: Gopal Vilas Bajaj, Sharath Rajeev G & Harish Vangara. Their collaborative efforts have consistently resulted in sophisticated, socially beneficial landscape designs that enrich communities and promote sustainable living.



Artist's Impression

Disclaimer: All the images shown are Artist's Impressions. Details provided are meant solely for promotional purpose only and not intended to constitute any offer or solicitation. It has no legal value in any manner. Basic home automation is provided in all apartments. Only select apartments have the green views and maid rooms as mentioned in the brochure. EV charging points, subject to regulatory norms at the time of handover.



Hyderabad | Bangalore | Delhi NCR | Chennai

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