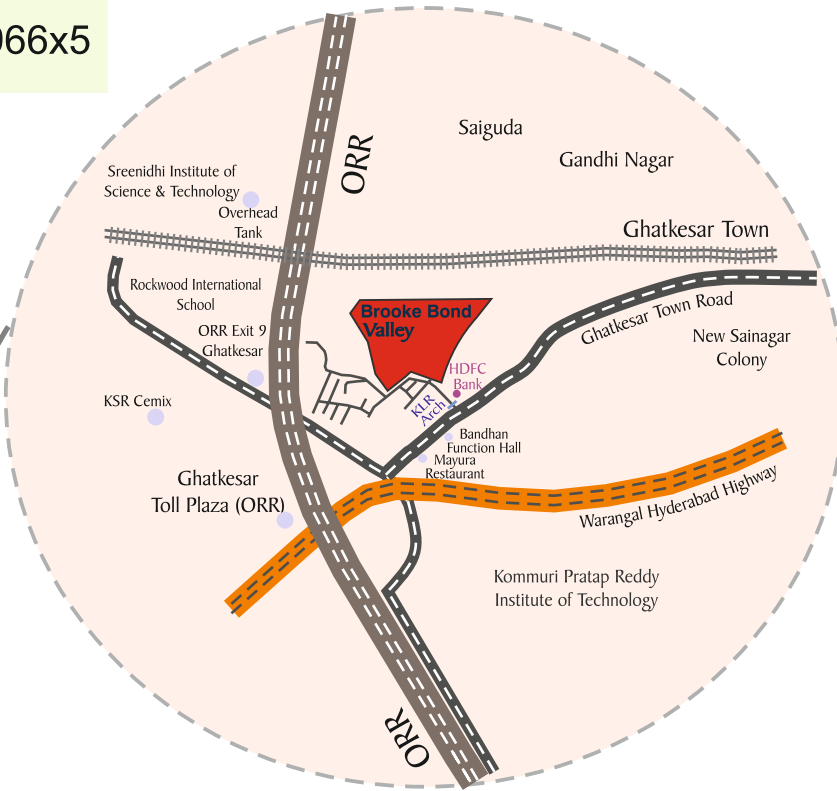


Enjoy
the Connectivity and Tranquillity

Enjoy
the Privileged Lifestyles at Nature's Lap

Location Plan
(Not to Scale)

<https://maps.app.goo.gl/gPKrE1Dvnr2M966x5>



Location Advantages
The project is in proximity to developments such as:

DISTANCES FROM THE SITE

- Connectivity**
 - Nearby Railway Station, Ghatkesar, MMTS trains starting shortly.
 - Nearby ORR
 - Nearby Sri Vidya Hospital (walkable distance).
 - 3 kms. from Infosys & Raheja IT Parks at Singapore Township.
 - 10 kms. from AIIMS
- Educational Institutions**
 - Nearby Delhi Public School
 - Nearby Kommuri Pratap Reddy Institute of Technology
 - 2 kms. from Vignan Women's College
 - 3 kms. from Srinidhi Engg. College (University)
 - 4 kms. from Anurag University
 - 5 kms. from ACE Engg. College
 - 5 kms. from VBIT Engg. College
- Shopping Malls/ Banks**
 - Nearby Reliance Mart (walkable distance).
 - 3 kms. from shortly opened D-Mart super market
 - Nearby HDFC, Axis, SBI, UBI, and ICICI banks (walkable distance).

Project from



HILLAND TECHNOLOGIES PRIVATE LIMITED



Brooke Bond Valley
Villas & Plots @ Ghatkesar Town



Promoters:
HILLAND TECHNOLOGIES PRIVATE LIMITED
Sy No: 572 P,
Maruthi Nagar, Ghatkesar Town
Hyderabad. M: 9110348676



Site Address:
Brooke Bond Valley,
Ghatkesar Town,
Hyderabad.



L.P. NO.000083/LO/Plg/HMDA/2022

The Project is spread across 25 Acres

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the rights to make changes in plans, specifications and elevation as deemed fit.

T Digitals :
9848410500, 7095105500

Welcome to **Brooke Bond Valley** with Life's most Happiest Moments



A place where abundance of nature, rolling landscape, spread over verdant green materializes into beautiful Community with well planned Villas & Plots to help you to build your dream house the way you want.

A total green project set in a serene and pollution free location at Ghatkesar Town.

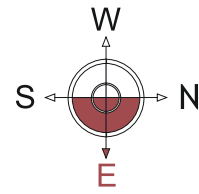
Brooke Bond Valley has lots of options with choice which suits to your life style.





Brooke Bond Valley

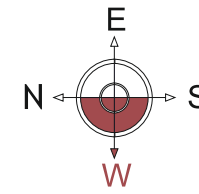
Orientation : EAST Facing Villa



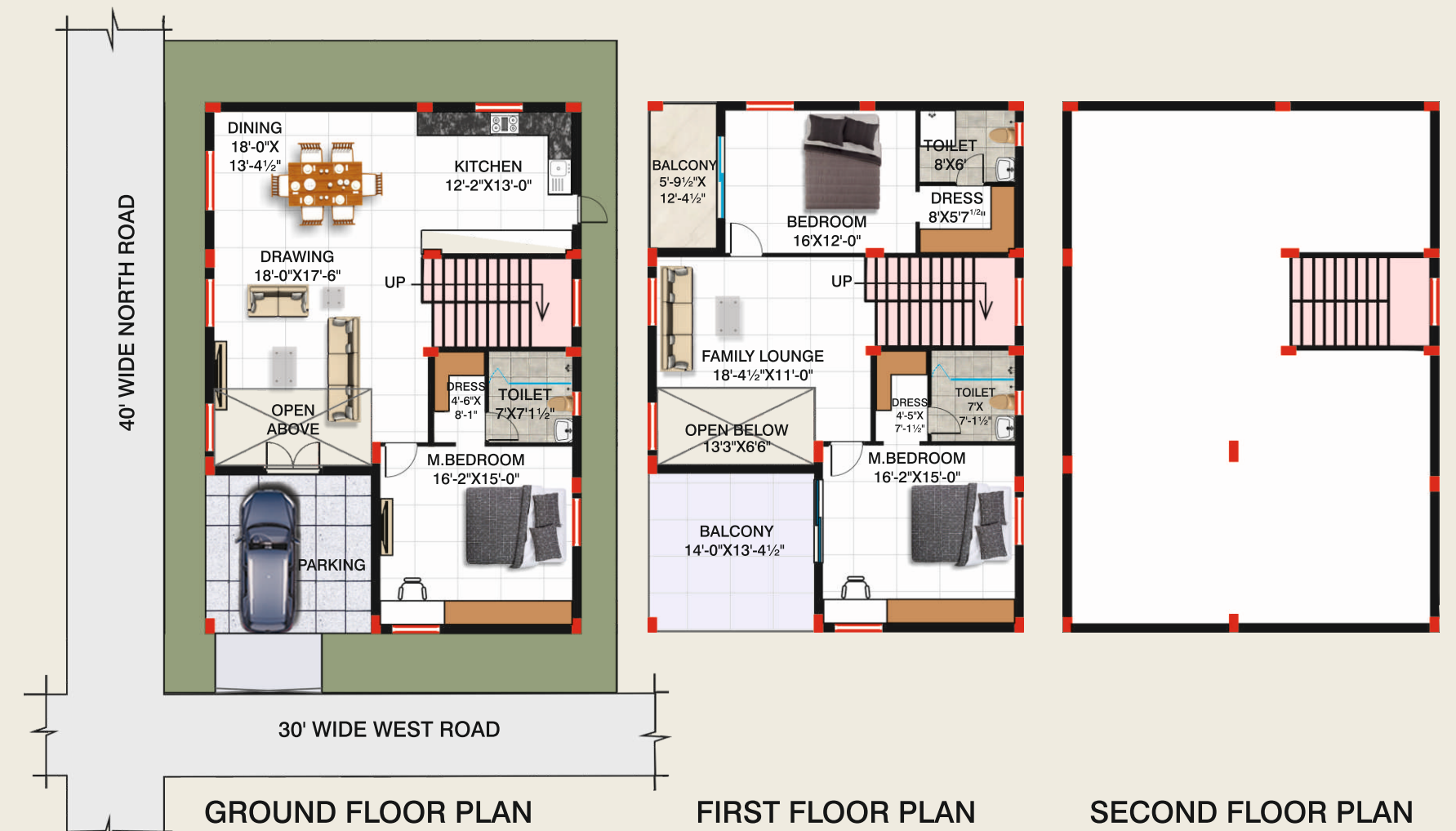
PLOT AREA : 233 SQ. YDS.

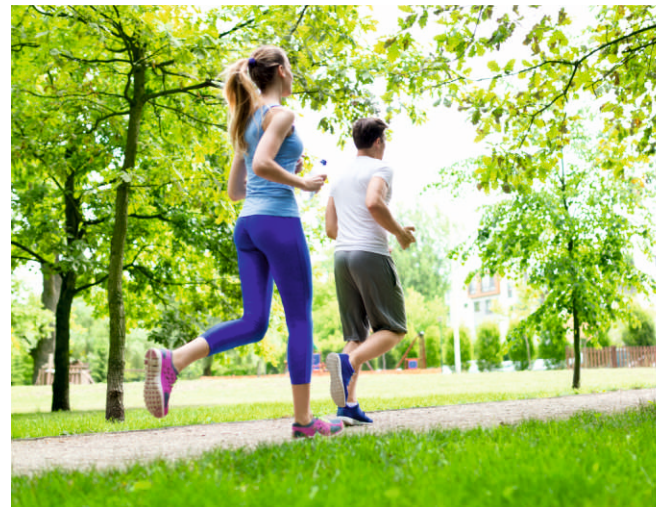
Brooke Bond Valley

Orientation : WEST Facing Villa



PLOT AREA : 233 SQ. YDS.





Rejoice with your family in the beautiful land of life

Enjoy Cycling at Cycle Tracks in the Parks

Yoga In the Nature



Highlights of the project

- 1 minute drive from ORR
- Plan approved by HMDA
- 100% vaastu.
- Centrally located.
- Rich architecture.
- Hitech quality.
- Adequate ventilation.
- Designed for spacious rooms.
- Ample parking space.
- Close to schools & colleges.
- Pollution free .
- Clear title.

Specifications

Structure:

R.C.C. Framed structure.

Super structure:

Mud bricks. External walls: 9" & internal walls : 4½".

Flooring :

Double charged vitrified flooring for all rooms except toilets and balconies.

Kitchen:

24" wide granite platform with stainless steel sink with 2 taps in sink and ceramic tile dado up to 2' above kitchen platform and provision for water filter fixing point.

Main door:

Teak wood frame with teak wood veneer paneled shutter.

Other doors & windows:

Sal wood frames with flush shutters for doors and windows with UPVC with MS grills.

Toilets:

Floor : Superior quality ceramic tiles.

Walls : Glazed tile dado up to door height.

Pipes and fittings :

Good quality CP fittings .

Sanitary ware:

WC & 1 wash basin in all toilets, one wash basin in dining .

Plastering :

Internal : Double sponge finish with cement plaster.

External : Double sponge finish with cement plaster.

Painting :

Internal walls : Putty finish with paints.

Exterior walls : Exteriors with weather proof paints.

Electrical work :

Concealed wiring using good quality wires and switches of standard make with all necessary point provisions.

Water supply :

Bore water will be supplied.

Note :

- 1) Subject to changes with respect to plot size and facing
- 2) Registration charges, Stamp duty, GST and any other taxes applicable as per govt. norms should be borne by the purchaser only.



Site Work Progress, Photos Taken on 31-01-2023



An Over View

- The Project is spread across 25 Acres
- 3 BHK Luxury Villas
- Open Plots
- 24 hrs. Security

AMENITIES

- 30', 40', 60' and 100' Roads,
- Underground Electricity,
- Underground drainage,
- Water supply to each Plot & Villa.
- Fully planted layout.
- Overhead Tank, STP.
- Three fully developed parks.
- Cycle Track.
- Footpath with electric poles.

Area Statement in Sq.Yds

Villa No. / Plot No.	Area in Sq.Yds	Villa No. / Plot No.	Area in Sq.Yds	Villa No. / Plot No.	Area in Sq.Yds
1	283.304	71 to 77	233.33	183	200
2	371.05	78	200	184	262.80
3	436.48	79	552.67	185	211.48
4	422.77	80	716.81	186	266.05
5	184.20	81 to 90	183.33	187 to 195	166.66
6	354.175	91 & 92	238.49	196 & 197	212.01
7	544	93 to 102	183.33	198 to 206	166.66
8 to 11	233.33	103	422.49	207	266.05
12	376	104	372.32	208	292.66
13	385.58	105 to 114	183.33	209 to 217	183.33
14 to 18	233.33	115 & 116	238.49	218 & 219	233.22
19	751.57	117 to 126	183.33	220 to 228	183.33
20	1078.97	127	339.856	229	281.08
21 to 28	233.33	128	436.379	230	228.34
29 & 30	426.84	129 to 138	166.66	231 to 235	183.33
31 to 38	233.33	139 & 140	216.81	236 & 237	233.22
39	687.05	141 to 149	166.66	238 to 242	183.33
40	668.91	150	412.73	243	228.34
41	200	151	649.83	244 to 248	233.33
42 to 48	233.33	152 to 160	166.66	249 & 250	336.85
49 & 50	426.84	161 & 162	216.81	251 to 261	233.33
51 to 57	233.33	163 to 171	166.66	262 & 263	377.75
58	200	172	399.76	264 to 269	233.33
59	642.92	173	225.27	270	280.75
60	901.45	174 to 178	166.66	271	259.28
61	200	179	195.36	272	329.99
62 to 68	233.33	180	199.60	273	418.04
69 & 70	426.84	181 & 182	150	274	705.91
				275	1098.598