



PMR
INFRA DEVELOPERS
Planning More Remarkable

BADDAM
DEVELOPERS



MAHIKA'S
ANIDAR
A GOLDEN NEST OF LOVE



LUXURIOUS APARTMENTS
Near ORR Exit No. 2, Kollur at Kardhanur.



1.7 ACRES
LAND



G+5
FLOORS



2
BLOCKS



135
FLATS



5,000 SFT.
CLUB HOUSE



CHILDREN
PLAY AREA





A Golden Nest of Love

Enjoy the living with the harmony of the nature, a peaceful location that connects the real action world in few minutes. Built with strong passion of commitment to deliver the best in class living spaces that matches your expectations and desires. Mahika's Anidar is a lovely community of 135 flats with all luxe life amenities.



Club House



**Ground Floor
Office cum
Co-Working
Space**



**Second Floor
Gym,
Yoga,
Aerobics**

**Fourth Floor
Dining
Hall**



First Floor Indoor Games



Amenities



Club House

Club house with indoor games, gym and party hall.



Parking

Ample parking space to fit your vehicles in a safe area.



24/7 Power Backup

Uninterrupted power supply with best in class diesel generator.



Intercom

Talk with your visitors without getting out from your birthplace.



CC TV Surveillance

24/7 CC TV surveillance to offer you a better safety.



24/7 Security

Round clock surveillance with security guard.

Cricket Net



Solar Power Fencing

Better way to stop livestock and others from crossing walls.



Kids Play Station

Ample space for kids to play and other activities.

Specifications



Structure

RCC framed structure with seismic-resistant design.



Windows

All windows made of UPVC with safety grills & sliding glass doors.



Kitchen

Black granite slab for kitchen platform with tile dado up to 2' height & steel sink. Two taps for borewell water & drinking water.



Lift

6 Standard make lifts



Super Structure

Lightweight brick for external walls and internal walls.



Doors

Main Door: Best quality teakwood frame with moulded designer shutter.
Internal: Teakwood frame with best quality moulded flush doors.



Toilets

All toilets with anti-skid ceramic tile flooring and 6' wall cladding with ceramic tiles. WB and EWC in attached toilet and Indian WC in common toilet. Hot and cold wall mixture with shower.



100% Vastu

Ancient construction methods to offer quality of living.



Plastering

Internal: Double-coat cement plastering finish.
External: Double-coat cement plastering as per elevation design.



Excellent Ventilation

Enjoy the cool breeze and sunlight to flat's every corner.



Electrical

Adequate electrical points with concealed copper wiring and modular switches any of standard make. Three phase power supply for each flat. Individual TV and telephone points in hall and master bedroom.



Painting

Interior Walls: 1 coat of primer & 2 coats of emulsion paint with Luppam finish, for common area with Asian paints.
External Walls: 1 coat of primer & 2 coats of Asian paints.



Flooring

2'x2' vitrified flooring in living, dining bedrooms and kitchen. Toilets, utility and balcony with anti-skid finish tiles.



Water Storage

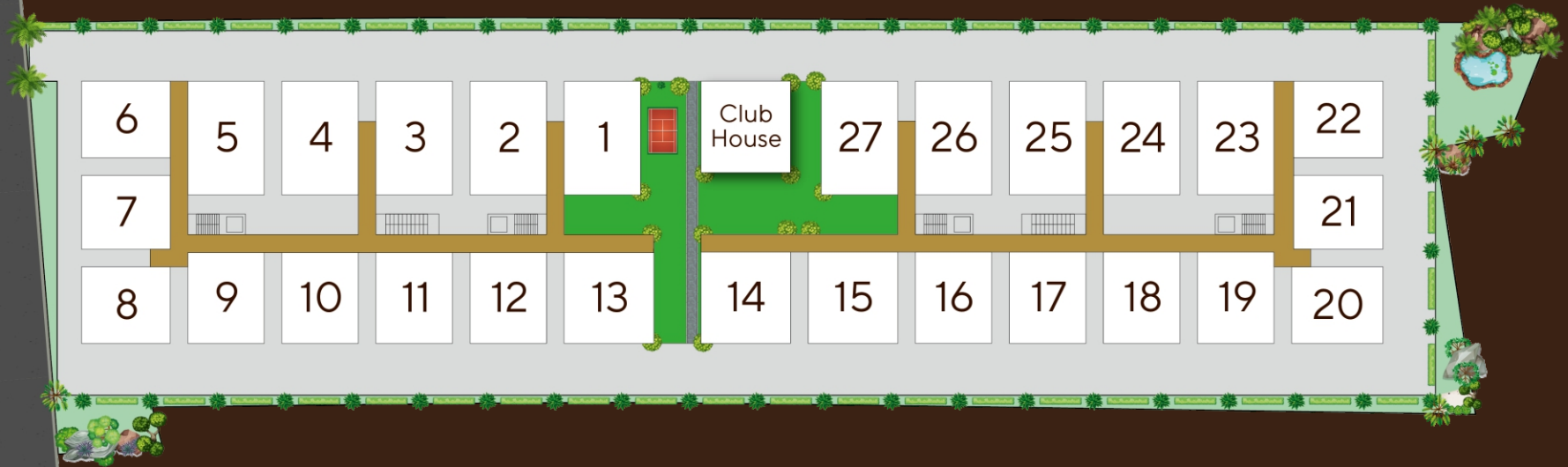
Large underground water tanks to store municipal water.



Rainwater Harvesting

A responsible step to save water for our future generation.

Master Plan



**1.7 ACRES
LAND**



**G+5
FLOORS**



**2
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**135
FLATS**



**5,000 SFT.
CLUB HOUSE**



**CHILDREN
PLAY AREA**



**24/7
SECURITY**

Project by



PMR
INFRA DEVELOPERS
Planning More Remarkable

In Association with



Approved by



P01100007567



057688/SKP/R1/U6/HMDA/07112022



3 BHK - 1509 Sq. Ft. West Facing

- | | | |
|----|-------------------|----------------|
| 1 | Drawing Room | 9' 5" X 12' |
| 2 | Hall/Living Room | 17' 7" X 12' |
| 3 | Master Bed Room | 12' X 12' 8" |
| 4 | Toilet | 5' X 7' 6" |
| 5 | Kitchen | 9' 3" X 10' 1" |
| 6 | Utility | 9' 3" X 3' |
| 7 | Children Bed Room | 14' 8" X 11' |
| 8 | Toilet | 6' 6" X 4' |
| 9 | Balcony | 8' 6" X 4' 9" |
| 10 | Bed Room | 12' X 11' |
| 11 | Toilet | 6' 6" X 4' |
| 12 | Balcony | 5' 2" X 4' 9" |



Block - A **Block - B**
Flats 1, 3 & 5 Flats 24 & 26



3 BHK - 1509 Sq. Ft. East Facing

- | | | |
|----|-------------------|---------------|
| 1 | Drawing Room | 7' X 12' |
| 2 | Hall/Living Room | 20' X 12' |
| 3 | Master Bed Room | 12' X 12' 8" |
| 4 | Toilet | 5' X 7' 6" |
| 5 | Kitchen | 9' 3" X 9' 8" |
| 6 | Utility | 9' 3" X 3' |
| 7 | Children Bed Room | 14' 7" X 11' |
| 8 | Toilet | 6' 6" X 4' |
| 9 | Balcony | 8' 6" X 4' 9" |
| 10 | Bed Room | 12' X 11' |
| 11 | Toilet | 6' 6" X 4' |
| 12 | Balcony | 5' 2" X 4' 9" |



Block - A **Block - B** Flats
Flats 2 & 4 23, 25 & 27



2.5 BHK - 1421 Sq. Ft. North Facing

- | | | |
|----|-------------------|---------------|
| 1 | Drawing Room | 10' X 12' 5" |
| 2 | Hall/Living Room | 10' X 15' 5" |
| 3 | Master Bed Room | 12' X 15' 3" |
| 4 | Toilet | 7' X 4' 4" |
| 5 | Children Bed Room | 12' X 12' |
| 6 | Toilet | 7' X 4' 6" |
| 7 | Bed Room | 9' 2" X 10' |
| 8 | Dining | 9' 7" X 7' |
| 9 | Kitchen | 9' 2" X 12' |
| 10 | Utility | 6' 7" X 3' 2" |
| 11 | Balcony | 8' X 5' |



Block - A **Block - B**
Flat 13 Flats 14 & 15



2 BHK - 1212 Sq. Ft. North Facing

- | | | |
|---|-------------------|----------------|
| 1 | Hall/Living Room | 14' 7" X 16' |
| 2 | Master Bed Room | 12' X 12' 5" |
| 3 | Toilet | 7' X 4' 6" |
| 4 | Children Bed Room | 12' X 10' |
| 5 | Toilet | 7' X 4' 6" |
| 6 | Pooja Room | 5' X 3' |
| 7 | Kitchen & Dining | 14' 7" X 9' 9" |
| 8 | Utility | 7' 4" X 3' |
| 9 | Balcony | 6' 10" X 3' 4" |



Block - A **Block - B**
Flats 9 to 12 Flats 16 to 19



Block - B Flat 20

**2 BHK - 1212 Sq. Ft.
North Facing**

- 1 Hall/Living Room 15' 9" X 12' 8"
- 2 Master Bed Room 11' X 14'
- 3 Toilet 4' 9" X 7'
- 4 Children Bed Room 11' 6" X 11'
- 5 Toilet 4' 6" X 7'
- 6 Kitchen 7' 8" X 9'
- 7 Dining 12' 5" X 12' 7"
- 8 Utility 8' X 3'
- 9 Balcony 4' X 6' 3"



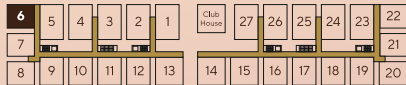
**2 BHK - 1212 Sq. Ft.
West Facing**

- 1 Hall/Living Room 15' 9" X 13' 8"
- 2 Master Bed Room 11' X 13'
- 3 Toilet 4' 9" X 7'
- 4 Children Bed Room 11' 6" X 12'
- 5 Toilet 4' 6" X 7'
- 6 Kitchen 7' 8" X 8'
- 7 Dining 12' 5" X 11' 7"
- 8 Utility 8' X 3'
- 9 Balcony 4' X 6' 3"

Block - B Flat 22

**2 BHK - 1176 Sq. Ft.
East Facing**

- 1 Hall/Living Room 15' 3" X 15'
- 2 Dining 8' 7" X 8' 7"
- 3 Master Bed Room 11' 6" X 14'
- 4 Toilet 4' 9" X 7' 3"
- 5 Children Bed Room 10' 9" X 12' 7"
- 6 Balcony 5' 6" X 5' 9"
- 7 Toilet 4' X 7'
- 8 Pooja Room 5' X 3'
- 9 Kitchen 6' 8" X 8' 3"
- 10 Utility 8' 3" X 3'



**2 BHK - 1176 Sq. Ft.
North Facing**

- 1 Hall/Living Room 15' 3" X 14'
- 2 Dining 9' 10" X 9' 9"
- 3 Master Bed Room 11' 6" X 15'
- 4 Toilet 4' X 7'
- 5 Children Bed Room 10' 9" X 11' 7"
- 6 Balcony 5' 6" X 4' 9"
- 7 Toilet 4' 9" X 7' 3"
- 8 Pooja Room 5' X 3'
- 9 Kitchen 6' 8" X 9' 4"
- 10 Utility 8' 3" X 3'



Block - A Flat 6



Block - A Flat 8

**2 BHK - 1169 Sq. Ft.
West Facing**

- 1 Hall/Living Room 15' 9" X 13' 8"
- 2 Master Bed Room 11' X 13'
- 3 Toilet 4' 9" X 7'
- 4 Children Bed Room 11' 6" X 11'
- 5 Toilet 4' 6" X 7'
- 6 Kitchen 7' 8" X 8'
- 7 Dining 12' 5" X 11' 7"
- 8 Utility 8' X 3'
- 9 Balcony 4' X 6' 3"

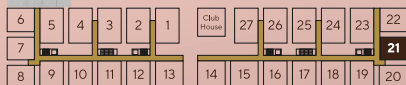
Block - B Flat 21



Block - A Flat 7

**2 BHK - 1135 Sq. Ft.
East Facing**

- 1 Hall/Living Room 15' 3" X 15'
- 2 Dining 8' 7" X 8' 7"
- 3 Master Bed Room 11' 6" X 14'
- 4 Toilet 4' 9" X 7' 3"
- 5 Children Bed Room 10' 9" X 11' 7"
- 6 Balcony 5' 6" X 4' 9"
- 7 Toilet 4' X 7'
- 8 Pooja Room 5' X 3'
- 9 Kitchen 6' 8" X 8' 3"
- 10 Utility 8' 3" X 3'



Mahika's Anidar

The Mahika's Anidar is prestigious project from PMR Infra Developers with the association of Baddam Developers. A 1.7 acre clear titled land with faced of 40' wide road with well connectivity of all major IT & Pharma workspace corridors, educational institutes, hospitals and shopping malls. The project is initiated with the passion to provide the best in class quality and comfort for life time.



5 minutes to
Outer Ring Road and
Proposed Metro Station at Patancheru



10 minutes to
Patancheru Bus station,
Narayana Junior College IIT & NEET Academy.



15 minutes to
BDL Township & Ordinance Factory,
Proposed Railway Terminal at Nagalapalli.



15 - 20 minutes to The Gaudium School, Samishti International School, Birla Open Minds International School, ICFAI Business School, DPS, Candiidius International School, GITAM University & IIT Hyderabad.



25 - 30 minutes to
Continental Hospitals,
Rainbow Children's Hospitals,
Care Hospitals - Gachibowli.



25 - 30 minutes to
Amazon office, Google office, Microsoft office,
Wipro circle, Neopolis SEZ.



40 minutes to
Ragiv Gandhi International Airport.



40 minutes to
Inorbit Mall, AMB Cinemas, Next Galleria Mall,
LuLu Mall, Sarath City Capital Mall, IKEA.

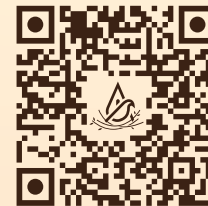
Route Map
Not to scale





Congratulations in Advance!

Call/WhatsApp for more Information



Site Address:

Kardalur (Village), Patancheru (Mandal),
Sangareddy (Dist.) - 502300.

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