



L.P No: 000028/LO/Plg/HMDA/2021



RERA: P02400002663

Manaswini's



Smart

AVENUE



Near Statue of Equality

GOLLUR @ SHAMSHABAD



A smart move for your bright future

www.manaswiniinfra.com



GOLLUR @ SHAMSHABAD

The New Landmark of Hyderabad City

THE SETTING FOR RIGHT AND BRIGHT FUTURE

Hyderabad is a bright spot for Indian real estate as it is also considered the IT hub of India. It has witnessed an upward surge in the number of multinationals like Google Inc, Amazon Inc, Apple Inc to name a few. A latest addition by the GMR Air Cargo is the launch of FTCCI at its terminal at our International Airport RGIA. This development will lend its support to the industry and government in promoting economic growth in the city. The other centre of attraction is also the development of the Hyderabad Pharma City NIMZ which is the world's largest pharmaceuticals industrial park. This also paves way for new employment opportunities for people, making this place highly attractive and rewarding.

Living upto its name, **Smart Avenue** welcomes you with a magnificent entrance arch which is quite appealing. The project is located in one of the most promising locations in Hyderabad, Gollur Near Shamshabad. We strictly adhere to **HMDA approved plots** with clear title. Wide black top roads are planned meticulously with a modern & efficient drainage system. The ambience comprising of Avenue plantation with premium landscaping, is an experience of calmness and bliss. One of the major attraction is the rain harvesting pits which aids in replenishing the ground water reducing the wastage of water.

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Why Shamshabad?

The most prominent investment hub of the City of Pearls

What attracts investors to Shamshabad's real estate is it's connectivity to commercial hubs and other cities of Hyderabad. It boasts of the **Rajiv Gandhi International Airport** and the area being close to the Bengaluru Highway and the **Outer Ring Road (ORR)** is preferred by many buyers. The upcoming **My Home Group Mega Smart City Project**, spread over a sprawling 3,000 acres, will change the real estate landscape of that locality in a major way.

Gollur @ Shamshabad is in the south zone of Hyderabad which is a promising investment arena near Shamshabad. Government's TS-iPass policy has boosted the confidence among the MNC's and corporates to drive business growth and attract investments for the city. New SEZs such as FAB CITY, Wipro & ELECTRONIC CITY, the World's Biggest **HYDERABAD PHARMA CITY** and Amazon Warehouse have increased the employment levels in the city which has led to the rise of land purchase.



About Manaswini ADDING WINGS TO YOUR DREAMS

We are at work helping you realise your dream to secure your future and feel safe and confident. We help you own your dream property that maximises its own value and multiplies your happiness. We are engaged in adding wings to your wish to be a proud owner of a precious property, bringing the most fetching location and infrastructural value.

At **Manaswini**, we take pride in offering a complete array of trusted real estate services synonymous with commitment, honesty, transparency and above all bringing value to every pie invested by you.

Driving the vision with able leadership is **Mr Santosh Kumar**, who brings with him a spotless and phenomenal track record of enabling execution of large and popular real estate projects in and around Hyderabad. He has always been known for guiding benchmark projects into the most favoured investment destinations. He has mentored several projects by identifying strategic zones, planning unmatched infrastructure and carving perfect plan and execution. Under his able guidance, **Smart Avenue** is shaping up fast as the next big-ticket real estate venture near Hyderabad.

MANASWINI Strengths

- Strong vision driven by commitment towards customers
- Management and leadership with experience and expertise
- Domain knowledge of Hyderabad real estate
- Innovative bent of mind and thinking ahead of time deploying analytical strengths



Vision
To be the most sought-after real estate company of Hyderabad that offers diverse investment options for customers of varied budgets, employing the best of human and technological resources for efficient deliverance of services

Mission
To provide the highest value of returns for the aspiring customers by guiding them to invest in the most fetching property, ensuring transparency, honesty and efficiency

Location Highlights

An investment at the most prominent address at
Gollur @ Shamshabad

Very Close

- Upcoming My Home Mega Smarty City Project
- Statue of Equality (216 feet)



Very Close

- Special Development Zone at Gollur Village (HMDA Master Plan 2031)

Pure Residential Zone-1 (R1 Zone)



Near by

- Extension of Metro Rail Corridor from Mindspace to Airport



Very Close

- IMT (Institute of Management Technology)
- Commercial Zone at Ameerpet Village (HMDA Master Plan 2031)

Near by

- Near by Bangalore Highway NH-44
- ORR Exit No: 15 (Pedda Golkonda)

Very Close

- Divya Saketham (Chinna Jeeyar Swamy Ashram), JIMS Hospital, Swarna Bharat Trust

10 Min

- Timmapur MMTS Station
- Timmapur Railway Terminal
- Wipro & Electronic City, Maheshwaram SEZ



10 Min

- P&G
- Johnson & Johnson
- MSN Laboratories
- Amazon Warehouse
- NATCO Pharma



15 Min

- Shamshabad Airport
- GMR Aero Space & Industrial Park
- Kanha Shanti Vanam (World's Biggest Meditation Center, 1400 Acres)
- Symbiosis University

20 Min

- Regional Ring Road
- Amazon Data Centre (Meerkhanpet)

33 Kms

- World's Biggest Pharma City (19,333 Acres)
- Hardware Park
- E-CITY (Fab City)

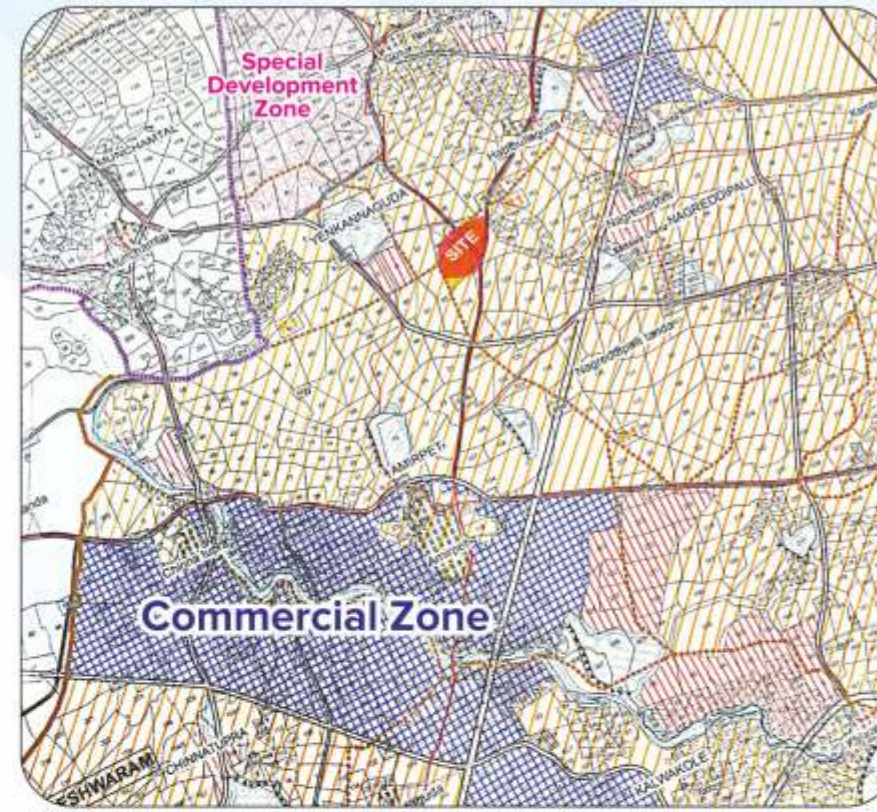
33 Kms

- ISB Road, Financial District
- TCS Adibatla
- Eliminedu Aerospace (500 Acres)





HMDA - Maheshwaram Mandal Map



www.hmda.gov.in/masterplan/Maheshwaram.aspx

Project Highlights

- Entrance Arch with Gate
- 60,40,30 Feet Wide, Spacious and Well-Laid Out Internal Black Top Roads
- Modern and Efficient Drainage System
- Electricity with Street Lights
- Avenue Plantation with Premium Landscaping
- Children's Park with Play Area
- Overhead Tank and Water Pipe Connection to Each Plot
- Rain Harvesting Pits
- Pollution Free, Cool and Salubrious Environs
- Clear Title with Legality
- 100% Vaasthu Layout
- All Developments as per HMDA Norms

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Plot No.	Sq.yards
1	281.5
2	224.1
3	530.6
4	366.6
5	183.3
6	310.2
7	196.6
8-9	183.3
10	366.6
11	403.3
12-13	201.6
14	266.8
15	316.6
16-17	183.3
18	366.6
19	403.3
20-22	201.6
23	198.8
24	249.6
25-27	183.3
28	366.6
29	403.3
30-32	201.6
33	287.6
34	704.1
35	366.6
36	167.6
37	234.3
38	183.3
39	366.6
40	403.3
41-42	201.6
43	215.1
44	238.1
45-47	183.3
48	366.6
49	403.3
50-53	201.6
54	219.4
55	250
56-60	183.3
61	366.6
62	403.3
63-68	201.6
69	236.2
70-72	183.3
73	326.2
74	291.3
75	261.7
76	426.6
77	208.7
78	278.3
79	347.9
80	655.9
81	376.2
82	312
83	393.7
84	338.5
85	183.3
86	330



LOCATION HIGHLIGHTS

- Pure Residential Zone-1 (R1 Zone)
- Very Close to Upcoming My Home Mega Smarty City Project
- Very Close to Statue of Equality (216 feet)
- Very Close to Divya Saketham (Chinna Jeeyar Swamy Ashram), JIMS Hospital, Swarna Bharat Trust
- Close to IMT (Institute of Management Technology)
- Very Near to Commercial Zone at Ameerpet Village (HMDA Master Plan 2031)
- Very Near to Special Development Zone at Gollur Village (HMDA Master Plan 2031)
- Near by Bangalore Highway NH-44
- ORR Exit No: 15 (Pedda Golkonda)
- Extension of Metro Rail Corridor from Mindspace to Airport
- Shamshabad Airport (15 mins)
- GMR Aero Space & Industrial Park (AIRPORT CITY) (15 mins)
- Proposed Timmapur MMTS Station (10 mins)
- Timmapur Railway Terminal (10 mins)
- P&G, Johnson & Johnson, MSN Laboratories, Amazon Warehouse (10 mins)
- NATCO Pharma, HIL Ltd (10 mins)
- Kanha Shanti Vanam (World Biggest Meditation Center, 1400 Acres) (15 mins)
- Wipro & Electronic City, Maheshwaram SEZ (12 mins)
- Regional Ring Road (20 mins)
- Hardware Park
- E-CITY (Fab City)
- Amazon Data Centre 11,630 Crs Investment (Meerkanpet, Chandan Valley)
- World's Biggest Hyderabad Pharma City in 19,333 Acres (33 Kms)
- Eliminedu Aerospace (500 Acres) (32 Kms)
- Symbiosis University (15 mins)
- ISB Road, Financial District (33 Kms)
- TCS Adibatla (32 Kms)

Plan Showing the HMDA Residential Open Plotted Layout in Sy. Nos. 125/P & 126/P Situated at Nagireddypally (V), Maheshwaram (M), Ranga Reddy, District.

LOCATION MAP (Not to Scale)



Search Google Maps:
17.164762, 78.351792



Scan QR Code for location on google maps



📍 H.No. 6-3-597/1/C, Ground Floor,
Behind Banjara Hills Care Hospital,
Venkata Ramana Colony, Anand Nagar,
Khairatabad, Hyderabad, Telangana.

✉ info@manaswininfra.com

🌐 www.manaswininfra.com

📱 /Manaswini-Infra-Developers



Note: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrive at completion of the Plot. The Promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.