


SREENIDHI


FORTUNE 99 HOMES
An ISO 9001 : 2015 Certified Company

Live a life infused
with all things natural

SREENIDHI
Sundarban

SADASIVPET, HYDERABAD-MUMBAI HIGHWAY

the signature of good life

A MAGNIFICENT
393-ACRE INTEGRATED TOWNSHIP PROJECT

A GOLDEN OPPORTUNITY
TO EXPERIENCE LIFE
CRADLED
IN NATURE'S LOVING EMBRACE

WELCOME TO
Nature Enriched Living

At **FORTUNE99 HOMES**, we have envisioned a premium township where you can live with like-minded, nature-loving people.

Located in Sadashivpet, **SREENIDHI SUNDARBAN** is a massive 260-acre venture set on a picturesque pollution-free landscape. This vastu compliant project will be a thriving integrated township with abundant greenery, landscaped gardens and a world of essential and recreational features. Living at **SREENIDHI SUNDARBAN** would be similar to living in a lush countryside resort.

Perfectly placed on the NH 65 (Hyderabad-Mumbai Highway) and surrounded by green farms, renowned educational institutions, hospitals and corporate offices, **SREENIDHI SUNDARBAN** will combine the perfection of execution, planning, contemporary features and unparalleled location.

Enjoy life away from the city's hustle and bustle but with easy access to its best amenities. Be a proud owner of an investment you will cherish for the rest of your life.

SREENIDHI
Sundarban
SADASIVPET, HYDERABAD-MUMBAI HIGHWAY



HIGHLIGHTS

- 100 % Vasthu Compliant
- Cement Paver Roads
- Tiled Footpaths
- Underground Drainage Lines
- 24 X 7 Electricity
- Modern Street Lights
- Dedicated Water Tank
- Parks with Landscaped Gardens
- Rainwater Harvesting Pits
- Compound Wall
- 24-hour Security
- Gated Community
- Pollution-Free Environment
- Ample Green Pockets with Pollinator Paths

EFFICIENT & INTERACTIVE
NEIGHBOURHOOD

ACTIVE & PASSIVE
RECREATIONAL GREENS

NEIGHBOURHOOD CENTRES
AT WALKABLE DISTANCE

AMENITIES AT THE HEART OF
THE COMMUNITY

OUR ADVANTAGE

- HOUSING UNITS PLANNED AROUND SHARED AND SHADED COURTYARDS
- LIVING SPACES INTEGRATED WITH CLUSTER GREENS
- PREMIER ELEMENTARY SCHOOL
- MODERNISTIC CLUBHOUSE WITH TOP-NOTCH RECREATION FACILITIES
- MULTI SPECIALITY HOSPITAL WITH 50-80 BEDS
- RETAIL SHOPS INTERSPERSED THROUGHOUT THE TOWNSHIP
- COMMERCIAL AND OFFICE CENTRE
 - POLLINATOR PATHS
- CENTRAL PARK WITH ABUNDANT GREEN POCKETS THROUGHOUT THE PROJECT



EXPERIENCE

Upmarket Amenities & Extensive Landscaping

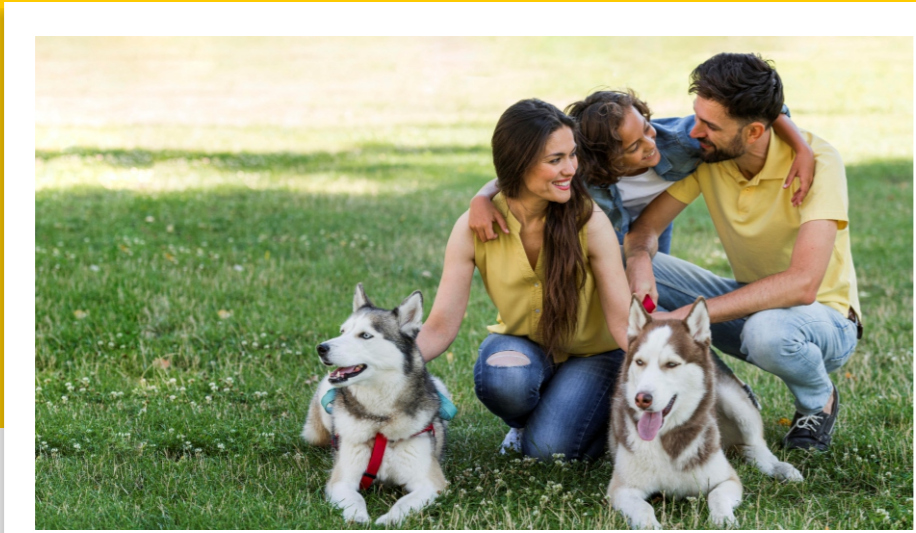
Experience stress-free living that stems from the availability of convenient, aesthetic and practical infrastructure within walkable distance.

A stringent level of detail has been followed in designing roads, pathways, landscapes and civic facilities that make **SREENIDHI SUNDARBAN** the epitome of integrated townships. From well-demarcated plot areas to roads, strategically positioned infrastructure such as a school, a hospital, commercial and

retail centres, etc., professionally executed sanitary, drainage, communication, and electrical connections, **SREENIDHI SUNDARBAN** checks all the right boxes for a comfortable lifestyle.

With its unique blend of picture-perfect layout designed around a central park and ample green pockets, **SREENIDHI SUNDARBAN** offers endless opportunities for every family member to celebrate life.

SREENIDHI
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SADASIVPET, HYDERABAD-MUMBAI HIGHWAY



LIVE A SELF-RELIANT LIFE
in *Sylvan Surroundings*

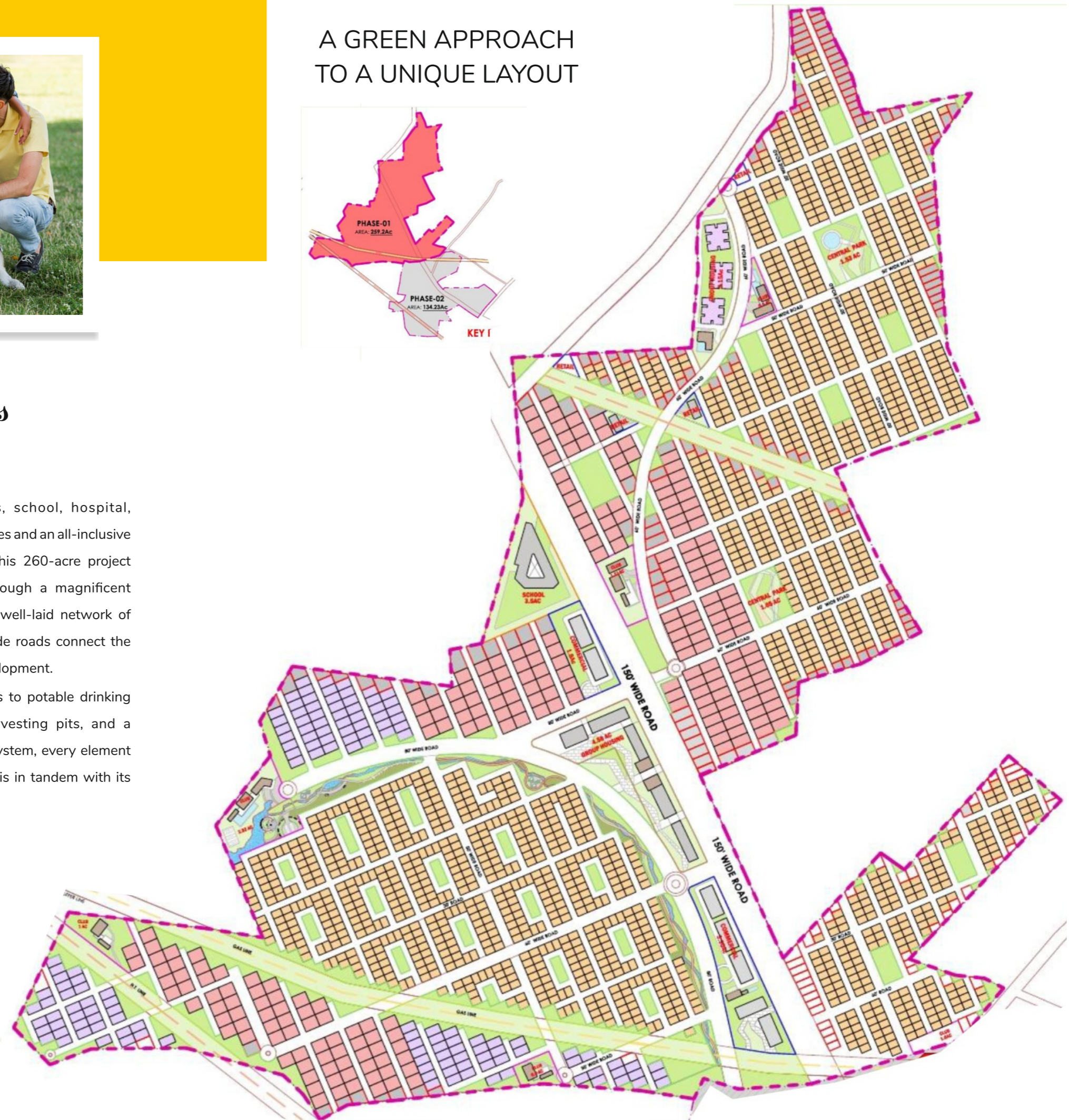
At **FORTUNE99 HOMES**, we aim to enrich the lives and experiences of nature lovers by providing a natural getaway with superb recreational facilities. With a wonderfully executed centre park and abundant pockets of flora, **SREENIDHI SUNDARBAN** is planned around the natural topography of the land.

Impeccable urban planning plays an imperative role in the efficient functioning of a township. **SREENIDHI SUNDARBAN** constitutes open plots of 200 and 500 Sq.

Yds, cluster houses, school, hospital, commercial/retail spaces and an all-inclusive modern clubhouse. This 260-acre project can be accessed through a magnificent entrance archway. A well-laid network of 150', 60', and 40' wide roads connect the plots to the entire development.

With unlimited access to potable drinking water, rainwater harvesting pits, and a functioning security system, every element of this grand venture is in tandem with its natural settings.

A GREEN APPROACH
TO A UNIQUE LAYOUT



SREENIDHI Sundarban

SADASIVPET, HYDERABAD-MUMBAI HIGHWAY

LEISURE FACILITIES *that relax, recharge & rejuvenate you*

Relive the unadulterated joy of your childhood. Feel nature amidst every modern convenience and comfort, set against a backdrop of breathtaking landscapes and parks that transport you to a time you've always cherished.

SREENIDHI SUNDARBAN offers a wide choice of leisure opportunities to its residents. These facilities are thoughtfully placed inside the premises and can be conveniently accessed regardless of plot location. You will be able to spend quality time with your family and friends in an elegant clubhouse. Plunge into the cool water of the pool, work out in the gym, stroll along the concrete pathways, or relax in the beautifully landscaped gardens while your children play in a dedicated zone.

Set in a naturally tranquil environment, **SREENIDHI SUNDARBAN** provides modern amenities that enhance your life.



LOCATION MAP
not to scale



AN IDEAL INVESTMENT DESTINATION
*in a thriving, sought-after
neighbourhood*

The location offers of **SREENIDHI SUNDARBAN** offers unrivalled connectivity, making it a venture with enormous potential. With a smart and efficient infrastructure in place, it is rapidly emerging as Hyderabad's next big investment destination. An hour's ride from the city via the Outer Ring Road, the ride to **SREENIDHI SUNDARBAN** will be both swift and relaxing. Located in Sadashivpet, the project is just a few kilometres from Woxsen University & NIMZ near Zaheerabad. With the

state government's involvement and fast-paced development happening around Zaheerabad, it's time to anticipate major developments around this area. Enveloped by fast-paced government-sponsored development like industries and townships, **SREENIDHI SUNDARBAN** is a perfect choice for a smart investor. This project is safe and lucrative while guaranteeing a high return on investment.

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AN IDEAL LOCATION
TRANSLATES TO
LESS TIME COMMUTING
& MORE TIME WITH FAMILY



NEAR THE PROJECT

- Near the proposed Regional Ring Road
 - 8 min - MRF
 - 10 min - Pepsi Co.
 - 20 min - Woxsen Business School
 - 25 min - IIT
 - 25 min - Gitam University
 - 30 min - Outer Ring Road
- The best of IT/software hubs and commercial centres within easy reach
- Easy connectivity to Patancheru, Chandanagar, Financial District, BHEL, Gachibowli, HITEC City, Lingampally, Narsingi Junction.
- UPCOMING PROJECTS
 - Upcoming RRR
 - MNR Medical College, Sangareddy
 - Pennar Industrial LTD., Aroor village
 - Mahindra Tractor Ltd., Zaheerabad



NIMZ - ZAHEERABAD



WOXSEN SCHOOL OF BUSINESS



MRF



ICRISAT



IIT - HYDERABAD



TOSHIBA



GITAM



OUTER RING ROAD

FORTUNE99 HOMES proudly present to you their latest venture - **SREENIDHI SUNDARBAN** at SADASIVPET.

Spread across 260 acres of tranquil landscape, **SREENIDHI SUNDARBAN** is a premium residential plotted development. Surrounded by a lush green environment, the plots are well-demarcated; and nestled snugly in an integrated network of 60, 40 & 33 feet wide roads. The project will have contemporary and classy features & facilities such as an attractive entrance gate, stunning clubhouse, swimming pool, outdoor sports, street lighting, impeccable landscaping, paved walkways, manicured lawns, jogging tracks, two dedicated kid's play areas, etc. All these delightful features combined with the exceptional air quality and pollution-free environment at Jadcherla - give you the ultimate living experience.

Promoted by **FORTUNE99 HOMES**, **SREENIDHI SUNDARBAN** has all the hallmarks of becoming one of the finest real estate projects in Hyderabad. An exquisitely planned and executed venture, it has well-developed plots of varied sizes that allow customers of different funding capabilities to be part of this landmark development.

Project By

SREENIDHI



Promoted By



An ISO 9001 : 2015 Certified Company

Head Office

102, 202 & 302, Beside NTR
Trust Lane HUDA Layout,
CYBER HEIGHTS Road No. 2,
Banjara Hills Hyderabad,
Telangana - 500 034

Branch Office

G. R. Reddy Complex
2nd Floor,
Srinivasa Colony,
Mahabubnagar
Telangana - 509 001

Branch Office

Ram Reddy Complex,
3rd Floor, Chaitanyapuri
Metro Station, Exit B,
Opp. Fruit Market, Kothapet,
L B Nagar, Hyderabad - 60

Branch Office

Plot No. : 209
Opp. Metro Pillar No. 620,
Near Miyapur Metro Station,
Hyderabad - 500 049.
Telangana State, INDIA.

FOR BOOKINGS CONTACT

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NOTE : This brochure is only a conceptual presentation of the project & not a legal offering. The promoter reserve the right to alter and make changes in layout as deemed fit.