



MITRAVINDA
SMART CITY
high end residential plots @ rajamundry

an ode to quality development
from the masters of poetic expressions in land

ABOUT ANDHRA PRADESH & AMARAVATHI



Andhra Pradesh (AP), one year after the bifurcation of the state, has recently been rated by World Bank as the second most investor-friendly state in India after Gujarat. In its 'Ease of Doing Business' report, under the category of 'Aspiring Leaders', the World Bank has given AP a score of 70.12 per cent for its investor-friendly initiatives.

Andhra Pradesh is endowed with rich natural resources and a long coastline. The residents of Andhra Pradesh are known for their hard work and resourcefulness. It's a land of endless possibilities - with an entrepreneurial populace and a dynamic and visionary leader; it is poised for a big leap.

*An old world charm embracing youthful vigor
A land of endless possibilities and hardworking populace*

Amaravathi Located on the southern banks of the river Krishna in Guntur and Krishna districts, Amaravati, between Vijayawada and Guntur, is Vaastu-compliant, proposed riverfront capital city of Andhra Pradesh. To be spread over 54,000 acres when completed, Amravati, as per the vision of Andhra Pradesh CM N. Chandrababu Naidu, will match the world's great cities in aesthetics, infrastructure, livability, connectivity, and as the seat of e-governance and administration. According to him, "Amaravati is envisaged to be developed as smart, green and sustainable city. In line with being developed as the People's Capital of Andhra Pradesh, our aspiration is to create a vibrant, diverse, inclusive and modern city, which will be a symbol of pride for the people of Andhra Pradesh and India". The three-part Amaravati master plan was developed by Singapore's Surbana Jurong Private Limited.



ABOUT
RAJAHMUNDRY

*A stairway to heavenly existence
Ethereal, mystical and with an exciting imagination*



*On the bank of river Godavari
Which is transcendental!!*

Rajahmundry, or Rajamahendravaram as it will be officially known from now on, is one of the major cities of Andhra Pradesh. Located on the banks of the Godavari River, in East Godavari district, it is the sixth most populous city of AP. Also known as the Cultural Capital of AP, it is a major Hindu pilgrimage site with number of temples. It is also famous for its traditional cuisine. One of the largest road-cum-rail bridges, connecting Kovvur and Rajahmundry, is built on the Godavari River.

Moreover, Rajahmundry is also a commercial hub for east and west Godavari districts. Cloth market in the city is one of the largest markets in India. It is also one of the largest bullion markets in India with hundreds of gold, silver and platinum shops spread throughout the city.



ABOUT PROJECT

*Breaking free from mundane
All aspects in harmony and singing in right octaves*



Spread over twenty five acres of land, Mitravinda Smart City, is a beautifully planned and executed residential development project. Each of the 255 plots are clearly demarcated and wonderfully laid out; all the plots have 100% clear title with immediate registration. This fully secured and exquisitely conceptualized project will have all the modern amenities. Additionally, aesthetically pleasing landscape gardens, sidewalks and tree-lined avenues will give Mitravinda Smart City a completely luxurious feel. Whether one observes from cleanliness perspective or from a visual perspective or considers the range of amenities being provided, the project is a truly worthwhile investment.

*A luxurious living, simply lyrical
Leaves you enchanted and affinitive*





T.L.P. No : 114/2008-15/R

Layout Area	23.69 Acres
Public Purpose Area	2.36 Acres
Road Area	7.39 Acres
Ploted Area	13.94 Acres

ABOUT LAYOUT

Plan showing the tentative layout in Sy.No:172/P & 173/P situated at Palacherla Village & G.P., Rajanagaram Mandal, East Godavari District, A.P., INDIA.



Spread over twenty five acres, this magnificently planned and executed layout provides all the essential amenities to build a ultra luxurious villa. Whether it is the black top 40ft and 30 ft internal roads or the tree-lined avenues, the layout exudes assures that the life will indeed be a beautiful song, soothing and ecstatic. All the essential connections – electrical, sanitary or electronic – will be provided to each plot. It will be simply plug and play. Magnificently laid out footpaths, parks, modern street lights, storm water drains and rainwater harvesting pits add to the commitment of the developers to deliver class, quality and contentment.

Plot No.	Area in Sq. Yds.	Plot No.	Area in Sq. Yds.	Plot No.	Area in Sq. Yds.	Plot No.	Area in Sq. Yds.	Plot No.	Area in Sq. Yds.	Plot No.	Area in Sq. Yds.	Plot No.	Area in Sq. Yds.
1	544.27	26	335.43	42	243.92	124 - 139	220.00	155	402.79	195 - 196	216.66	243	344.59
2	376.08	27	332.86	43	238.19	140	361.80	156	271.06	197	275.64	244	463.55
3	387.04	28	310.29	44	232.40	141	254.90	157 - 165	220.00	198	301.62	245	450.31
4	389.00	29	297.72	45	226.64	142	169.91	166	244.44	199 & 200	216.66	246	437.07
5	408.97	30	272.57	46	220.87	143	186.85	167 - 170	220.00	201	243.63	247	423.82
6	419.93	31	251.76	47	215.11	144	384.39	171	255.44	202 - 209	216.66	248	410.58
7	430.89	32	251.76	48 - 61	200.00	145	257.88	172	228.55	210	239.11	249	397.34
8	441.86	33	306.84	62	202.46	146	282.50	173	255.44	211	239.11	250	384.09
9	493.94	34	290.01	63	195.32	147	307.12	174 - 177	220.00	212 - 219	216.66	251	431.28
10 - 19	200.00	35	284.25	64 - 77	200.00	148	331.75	178	244.44	220	242.92	252	204.79
20	267.58	36	278.49	78 - 91	200.00	149	397.49	179 - 187	220.00	221	223.12	253	226.43
21	331.14	37	272.73	92	191.35	150	383.73	188	271.06	222 - 229	200.00	254	307.05
22	694.94	38	266.96	93	495.37	151	408.47	189 & 190	220.00	230 & 231	220.71	255	270.64
23	360.58	39	261.20	94 - 121	213.33	152	434.74	191	357.06	232 - 239	200.00		
24	360.58	40	255.44	122	245.38	153	461.46	192	322.04	240	222.52		
25	348.00	41	249.68	123	289.7	154	488.19	193 - 194	220.00	241 & 242	336.01		



Legend:
■ Commercial Plots
■ Non Commercial Plots

Other Vacant Lands in S.No. 173/P

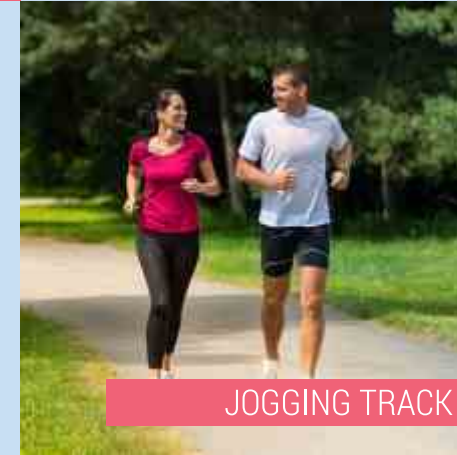


ABOUT AMENITIES

*A luxurious living, simply lyrical
 Leaves you enchanted and affinitive*



A clear title and immediate registration sets the ball rolling smoothly for you to become part of this exciting venture. Street lights lining the roads, avenue plantation with attractively laid out footpaths, fully landscaped parks, open air theatre, badminton and volleyball court, all connections to each plot, rainwater harvesting pits, underground drainage and electricity connection give this completely secured venture (compound wall with solar fencing) a pleasing aura. Surrounded by prestigious projects, this venture will provide a pollution-free environment amidst sylvan settings. No one can go away from here without getting enchanted by this exquisitely developed venture.



JOGGING TRACK



VOLLEY BALL COURT



BASKETBALL COURT



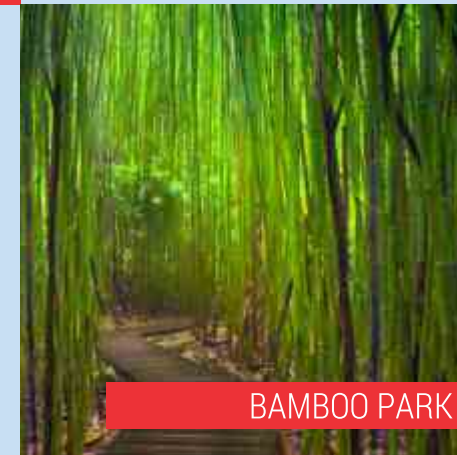
BADMINTON COURT



TENNIS COURT



YOGA PARK



BAMBOO PARK



CHILDREN'S PLAY AREA



CYCLING TRACK



ABOUT
LEISURE

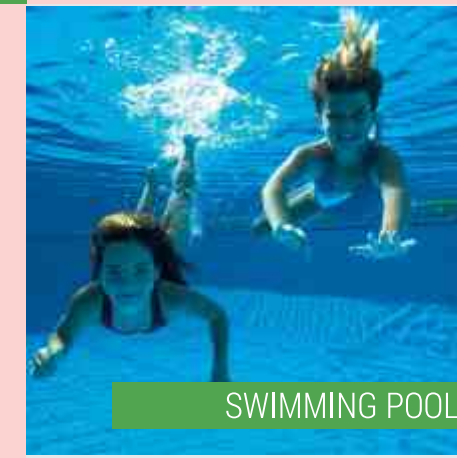
*Listen to magical, get immersed in beauty
 The surreal real and the satisfied look*



Mitravinda Smart City does takes great care in giving its residents some healthier and fun-filled leisure time. Its state-of-the-art Club House, centrally located and aesthetically designed, promises to be a magnet for all the residents, young and old alike, to come and unwind, socialize and make new connections. It will have an air-conditioned TV room, air-conditioned gym, steam bath, sauna, indoor games area, business center, swimming pool, banquet hall, air-conditioned room and library, supermarket, pharmacy, coffee shop, laundry and ironing facilities. It will indeed be a place to have excellent recreation and feel rejuvenated.



CLUB HOUSE



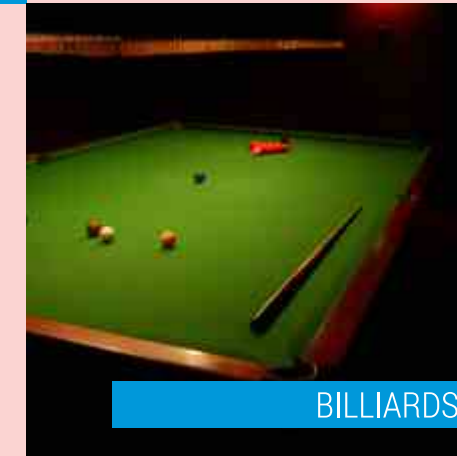
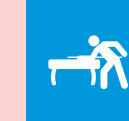
SWIMMING POOL



MULTIPURPOSE HALL



LADIES PARTY HALL



BILLIARDS



FOOD COURT



LIBRARY

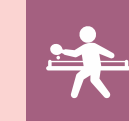


TABLE TENNIS



GYM



ABOUT FEATURES

*A choir singing in unison results in an enchanting ensemble.
 All members individually perfect, together creating a crescendo.*



The functional comfort, the desirable luxury and the aesthetically pleasant visual element makes buying a piece of real estate gold at Mitravinda an attractive proposition. It is one of the most luxurious development in the state of Andhra Pradesh. And it is all for the right reasons. Each plot has a clear title and is as per Vaasthu. If you buy any plot in this 24x7 secured gated community, the same will be immediately registered. With bank loan facility it is easy to be a part of a development which has street lights, an open air theatre, black top roads, pedestrian crossing, avenue plantation, overhead tank, water pipeline, underground drainage, fully landscaped parks and a pollution free environment.

<p>100 % VAASTHU</p> <p>100 % VAASTHU</p>	<p>100 % CLEAR TITLE</p> <p>100% CLEAR TITLE</p>	<p>GATED COMMUNITY</p> <p>GATED COMMUNITY</p>	<p>IMMEDIATE REGISTRATION</p> <p>IMMEDIATE REGISTRATION</p>
<p>1</p> <p>OPEN AIR THEATER</p>	<p>STREET LIGHTS</p>	<p>AVENUE PLANTATION</p>	<p>FOOTPATHS</p>
<p>24/7 SECURITY</p>	<p>BLACK TOP ROADS</p>	<p>WATER PIPE LINE</p>	<p>OVER HEAD TANK</p>
<p>UNDERGROUND DRAINAGE</p>	<p>FULLY LANDSCAPED PARKS</p>	<p>BANK LOAN FACILITY</p>	<p>POLLUTION FREE</p>



ABOUT LOCATION

*Neither a whisper nor a scream
When uttered, an address that will get you looks*



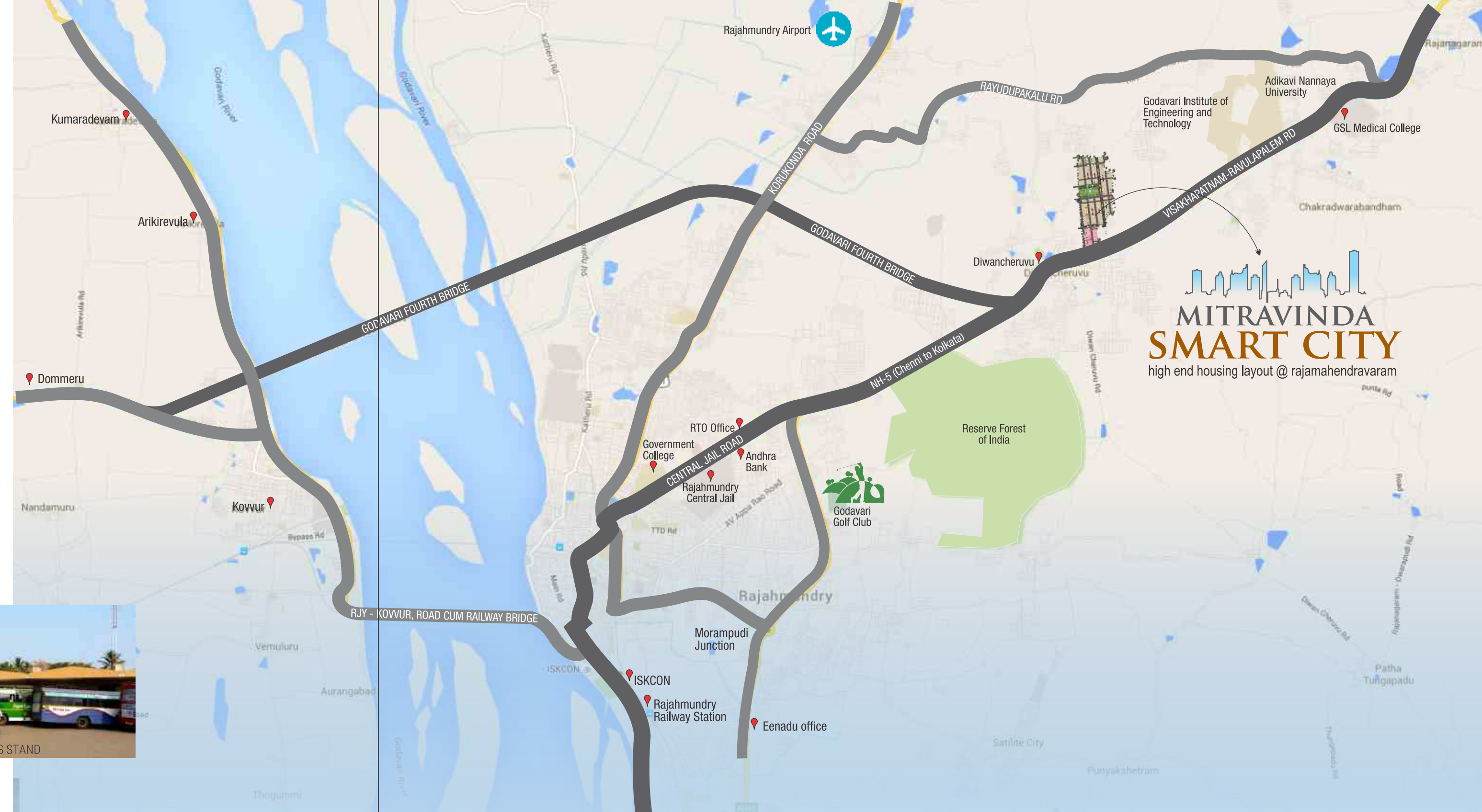
RAJAHMUNDRY AIRPORT



RAJAHMUNDRY RAILWAY STATION



RAJAHMUNDRY BUS STAND



APPROXIMATE DETAILS

At a distance but not far off from the smart city of Rajahmundry and just near the Rajahmundry-Vizag Highway, Mitravinda Smart City is strategically located for you to reach easily as well as enjoy the solitude of being away from the cacophony of the city life. Prestigious residential developments in the neighborhood allows you to feel in the right company. Quality educational institutions and transport mediums are easy to find. Many high profile commercial developments in the near vicinity indeed makes this address very prestigious. Shopping centers and entertainment zones are not far off.

- 01 min - GIET College
- 02 min - GSL Medical College
- 02 min - Reserve Forest
- 05 min - Godavari Golf Club

- 10 min - Railway Station
- 10 min - Bus Stand
- 10 min - Kotilingala Revu
- 15 min - Rajamahendravaram Airport

ABOUT COMPANY

*Producers of symphony of life and serene living
Every stanza in place, every note perfect*

VISION

The vision which the founders of the company saw almost two decades ago has not only been realized but the company is now at the threshold of a new leap. And this has led the company to redefine their vision for the next twenty years. And it reflects the exciting times ahead.

Our current vision is to provide an integrated approach to real estate business which combines teamwork, professionalism and innovation. We want the company to have the reputation for integrity, excellence and quality.

MISSION

We want our customers to make an informed decision about the properties they buy. We want to deliver our commitment in a time-bound and cost-effective manner. Our mission is to make our team highly skilled and allow them to realize their full professional potential in order to serve and satisfy our customers in a much better way.

COMPANY POLICY

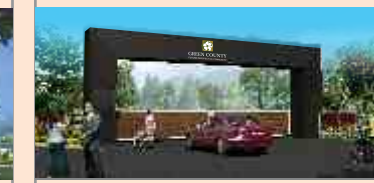
We want to share proper information in an open manner and make honest approach as the defining attribute of our company. We want to encourage and reward our team for their skills, dynamism and teamwork. It is our endeavour to make office a place reflecting vibrancy and a spirit of productivity and professional excellence.

Sreenidhi Infra Pvt. Ltd. has been outstanding in planning and executing their state-of-the-art projects for close to two decades. Their truly professional approach has given them a reputation of developers of supreme quality. They are acknowledged as the masters of delivering avant-garde, completely secured, brilliantly located and competently developed real estate and residential apartment projects. Sreenidhi Pride at Hitex, Sreenidhi Grand at Kavuri Hills, Sreenidhi Pearls at Patrikanagar, Sreenidhi Hilltop at Shaikpet, Sreenidhi Elite Fort at Manikonda and Sreenidhi Corporate Office at Raidurga are some of their well-known residential and commercial complexes located in the city of Hyderabad. Natura, The Aria, Green County, Green Ridge, Cotton County and Viswa Sai are some of their elegant residential development projects. And Mitravinda Smart City project promises to be one of their finest projects till date.

ONGOING PROJECTS



Premium Open Plots
@ Thimmapur, Hyderabad.



GREEN COUNTY
FUTURE PERSPECTIVE COMMUNITY
Premium Open Plots
@ Shamirpet, Hyderabad.



Premium Open Plots
@ Chilkaluripeta, Guntur



Premium Villa & Villa Plots
@ Dundigal, Hyderabad.



Premium Open Plots
@ Piduguralla, Guntur



Premium Open Plots
@ Chevella, Hyderabad.

COMPLETE PROJECTS



SREENIDHI

PRIDE

Luxury Flat
@ Hi-tex, Hyderabad.



SREENIDHI

GRAND

Luxury Flat
@ Kavuri Hills, Hyderabad.



SREENIDHI

PEARLS

Commercial Space
@ Hitech City, Hyderabad.



SREENIDHI

HILLTOP

Luxury Flat
@ Shaikpet, Hyderabad.



SREENIDHI

ELITE FORT

Luxury Flat
@ Manikonda, Hyderabad.



SREENIDHI

CORPORATE OFFICE

@ Raidurga, Hyderabad.

UPCOMING PROJECTS

1000 acres at Chevella
Prestigious premium farm gated community

400 acres at Moinabad
World class resort for elite community

250 acres at Yadagirigutta
DTCP approved - Residential layout

160 acres at Ojili
Open residential plots

150 acres at Gudur
Open residential plots

100 acres at Guntur
Green Ridge Phase II
Open residential plots

85 acres at Sadasivpet
DTCP approved - Open residential plots

60 acres at Tada
DTCP approved - Residential layout

30 acres at Ghatkesar
HMDA approved - Open residential plots



SREENIDHI GROUP

Corporate Governance

A Critical Advantage!

The rich operational expertise of Sreenidhi Group, has enabled the company to set high standards leading to rapid growth and increased market share. The rise was possible because an experienced and qualified top management led from the front a talented, experienced and dedicated team. The company has relied on keeping a sharp focus, clear goals and hard work.

Striving for Excellence

The Passion driven by Professionalism

Sreenidhi Group has become well known for its drive towards excellence. Its professionalism has harnessed its strong passion for maintaining high standards.

Qualitative Execution of Projects

Making a Statement

Sreenidhi Group, right from the start has shown a greater desire to deliver the projects on time and has proven it with every project executed with finesse and before the stipulated date of completion. And the company has been able to achieve this remarkable record without making any compromise on quality construction or use of quality material. It has at its disposal a group of highly experienced architects, structural engineers and site supervisors. It has excellent rapport with suppliers.



SREENIDHI ESTATES INDIA PVT. LTD.
Plot No. 19, Raidurg Nav Khalsa Village, Prashant Hills,
Near Wells Fargo Centre, Gachibowli, Hyderabad - 500 008.

HYDERABAD | VIJAYAWADA | GUNTUR | RAJAMUNDRY | KAKINADA | SAMALAKOTA | ELURU | NELLORE | TADA

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The promoter reserve the right to make changes in the layout and specifications as deemed fit.