



A Project of



Experience  
TOGETHERNESS.

SRI SAI  
**ANURAG**  
NEW TOWN PHASE-II



2 & 3 BHK

GATED COMMUNITY  
LUXURY APARTMENTS

@ THUMUKUNTA  
OFF RAJIV RAHADHARI, HYDERABAD.

Marketed by



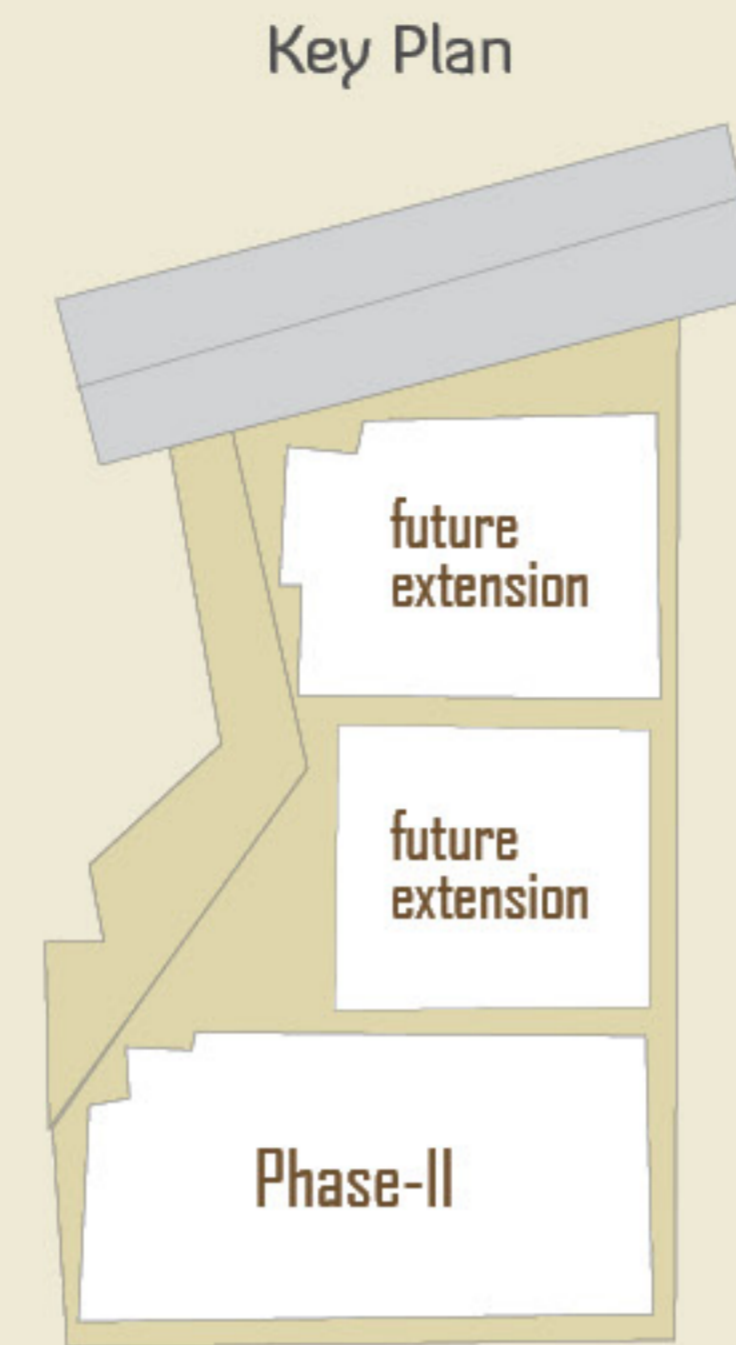
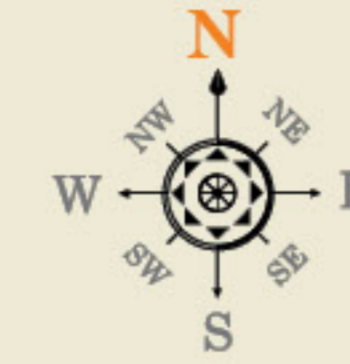
SRI SAI  
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Experience  
AMAZEMENT.



Area Statement

Flat No.	Plinth Area	Comm Area	Total Area
1	1218	305	1523
2	674	169	843
3	685	171	856
4	685	171	856
5	693	173	866
6	1054	264	1319
7	842	211	1053
8	835	209	1044
9	837	209	1046
10	823	206	1029
11	827	207	1034
12	843	211	1054
13	837	209	1046
14	832	208	1040
15	1134	289	1418
16	731	183	914
17	772	193	965
18	804	201	1005
19	1129	282	1411
20	831	208	1039
21	831	208	1039
22	834	209	1043
23	838	210	1048
24	763	191	954
25	725	181	906
26	831	208	1039
27	833	208	1041
28	813	203	1016
29	816	204	1020
30	816	204	1020
31	813	203	1016
32	787	197	984
33	705	176	881
34	820	205	1025
35	789	197	986
36	789	197	986
37	797	199	996
38	808	202	1010
39	797	199	996
40	724	181	905
41	702	176	878
42	804	201	1005
43	815	204	1019



2 BHK 3D VIEW  
FLAT No. 2  
WEST-FACING



2 BHK 3D VIEW  
FLAT No. 9  
NORTH-FACING

Experience  
CHOICE.

If you need a choice of home that fits your family size, your budget and aspirations in life, look no further than **Sri Sai Anurag**. It's got all that you need to pick from, more importantly, a vast variety of 2BHK and 3BHK homes spanning from 856 sft. to 1538 sft., for as many families to live in unity.

Experience  
COMFORT.

The apartments at **Sri Sai Anurag** are designed to help you make the maximum of the space that exists around you. Here's a well-ventilated community with homes that are placed in such a way that are well-lit and spacious. You will have all the room to transform your imagination into reality you wish to experience, along with all the comfort.



3 BHK 3D VIEW  
FLAT No. 1  
WEST-FACING

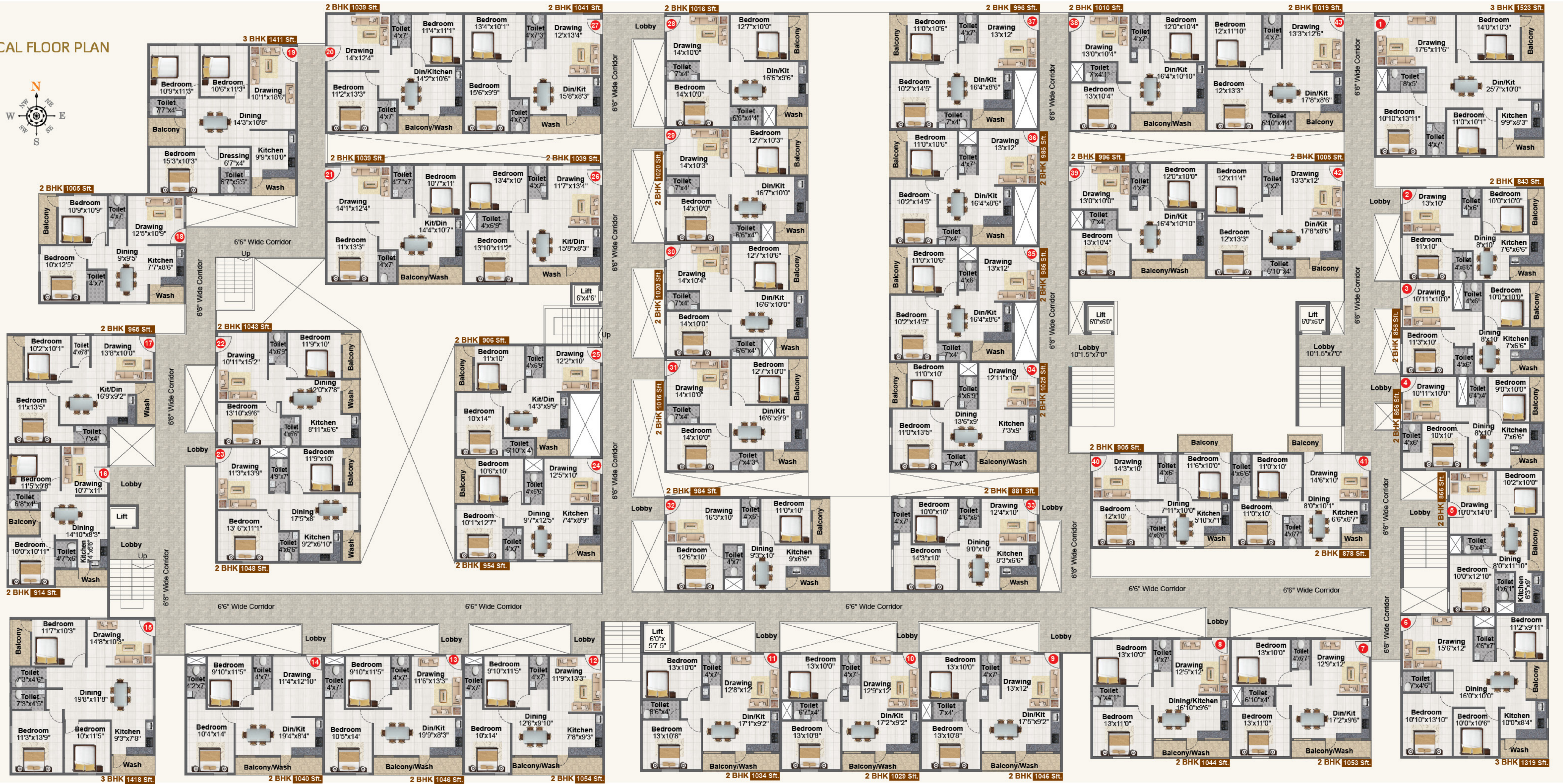


3 BHK 3D VIEW  
FLAT No. 15  
EAST-FACING



3 BHK 3D VIEW  
FLAT No. 42  
EAST-FACING

# TYPICAL FLOOR PLAN





Clubhouse



#### AMENITIES

- SWIMMING POOL
- CLUBHOUSE
- GYMNASIUM
- INDOOR GAMES
- LANDSCAPED GARDEN
- CHILDREN PLAY AREA



#### PROJECT HIGHLIGHTS

- VAASTU COMPLIANT
- POLLUTION - FREE ENVIRONMENT
- EXCELLENT VENTILATION
- QUALITY CONSTRUCTION
- CC CAMERAS



#### FEATURES

- 24 HRS SECURITY
- RAIN WATER HARVESTING
- POWER BACK-UP GENERATOR (FOR COMMON LIGHTING, LIFT AND BORE-WELL)
- SEWERAGE TREATMENT PLANT

### Experience LIFESTYLE.









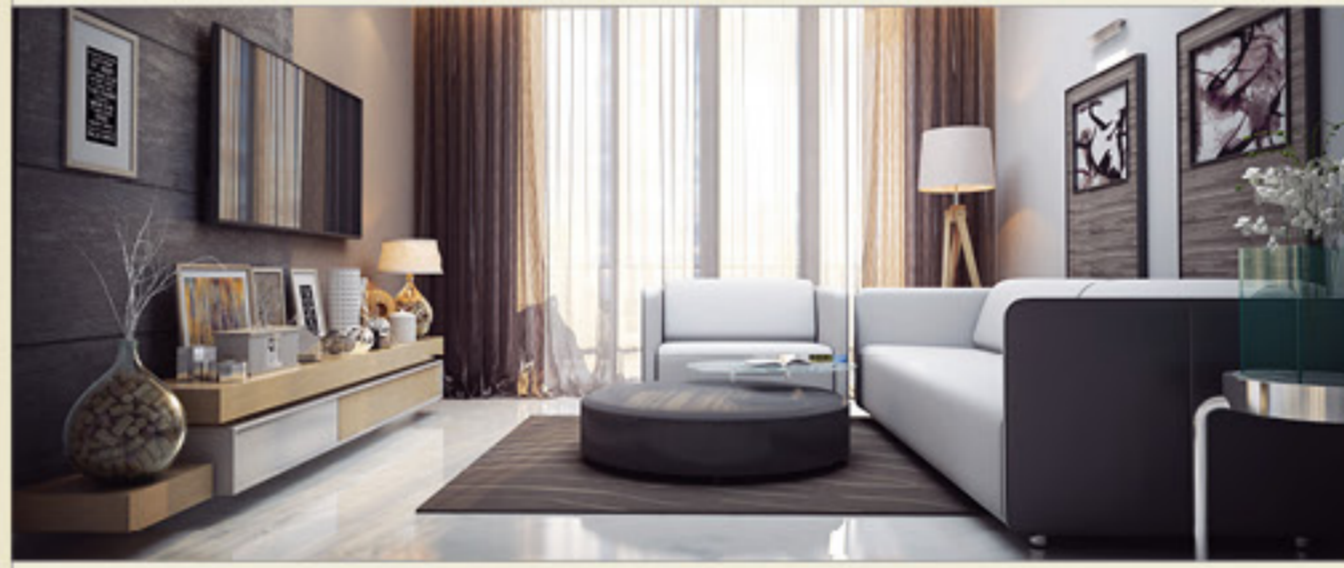






What makes a community more exciting is what it offers in the form of social assets, that is, amenities and features that enable social living. That is, leisure, entertainment and recreation options. Come to look at it, Sri Sai Anurag has so much to offer to its residents. It's time you start experiencing the various facets of life, if that have been amiss all along for you. In other words, come experience the lifestyle you've always aspired.



SRI SAI  
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Experience  
 DESTINATIONS.



<p> <b>STRUCTURE</b>        RCC-framed footings, columns and slabs in RCC M20 grade concrete.</p>	<p> <b>WINDOWS</b>        2.5-track UPVC windows with safety grill and provision mosquito net shutter / aluminium ventilator</p>	<p> <b>POWER SUPPLY &amp; ELECTRICAL</b>        Best quality copper wiring with Anchor penta modular switches with single phase meter.</p>
<p> <b>SUPER STRUCTURE</b>        Walls of 6"/4" solid concrete block.</p>	<p> <b>PAINTING</b>        OBD for all internal walls with two-coat putty and with Ace paint for external walls. (Asian Paint)</p>	<p> <b>LIFT</b>        6-person standard make lift.</p>
<p> <b>FLOORING</b>        Living / Drawing / Bedroom: Vitrified tiles of 2' x 2'.        Bathrooms: Acid-resistant anti-skid designer ceramic tiles.        Kitchen: 2' x 2' vitrified tiles.        Utility: Anti-skid ceramic tiles.</p>	<p> <b>KITCHEN</b>        Stainless steel sink, 2'0" high glazed tiles above black granite platform.</p>	<p> <b>BATH FITTINGS</b>        Fittings of reputed make in toilets, kitchen and utility.</p>
 <p>SPECIFICATIONS</p> 		
<p> <b>DOORS</b>  <b>Main Doors :</b> Quality teakwood frame with designer BST door.  <b>Internal Doors :</b> Quality teak wood frame, moulded shutter with cylindrical locks and powder coated fittings.</p>	<p> <b>WATER SUPPLY &amp; PLUMBING</b>        Water supply through bore well, best quality pressure-tested plumbing and concealed pipes.</p> <p> <b>TOILETS</b>        All toilets will consist of:        a) EWC with flush tank of reputed make.        b) Hot and cold water mixer with shower of reputed make.        c) Provision for geysers.        d) All C. P. fittings of standard make.</p>	<p> <b>EXTRA</b>        Extra charges for modifications, car parking, lift, transformer, panel board, STP, power backup to be borne by customers only.</p> <p> <b>NOTE</b>        1) Registration charges, GST and other taxes applicable as per government norms to be borne by customers only.        2) Persons desirous to alter/modify their flat can do so at extra cost.</p>

## PROXIMITY

- Just 300 meters from the Rajiv Rahadhari
- Just 1 km from the Outer Ring Road
- 10 min drive from Alwal
- 15 min drive from Infosys Campus (Singapore Township) Through Outer Ring Road
- 20 min drive from Jubilee Bus Station
- 25 min drive from Patancheru
- 30 min drive from Gachibowli & Hitec City Through Outer Ring Road



Builders & Developers



Survey No. 93, Thumukunta,  
Shamirpet Mandal,  
Rajiv Rahadhari, Hyderabad.

Marketed by



**Ambient Infra** | 104, Anshu Beccun Courtyard  
Behind Suraksha Hospital  
Petbasheerabad, Suchitra, Hyderabad

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