

A Prestigious Project from



— SAI PRAGATHI —
SUMEDHA



PEERZADIGUDA, UPPAL

Sai Pragathi Sumedha is an offering by Sai Pragathi Estates & Constructions Pvt. Ltd.
The promoters of "**Sai Sukha Vistas**," Street No. 8, Habsiguda



SAI PRAGATHI

SUMEDHA

There are some homes magic woven all around them.

Every moment here is something special with an aura of exclusivity. **Sai Pragathi Sumedha** at Peerzadiguda on the Hyderabad-Warangal section of NH 163, is one such unique residential complex that exudes its own charisma—the latest in Hyderabad's luxury development looming over 9 floors, 150+ spellbinding apartments of 2.5 & 3 BHK set with exclusive two-level cellar parking.

Connecting you better with life. The project is utopian paradise. In verdant environs, embellished with a massive amenities area of 10000 sq. ft. Cast on 1.5 acre, in prime location, close to necessities and conveniences of daily life, that's in a bustling locale though, **Sai Pragathi Sumedha** accords a relaxed lifestyle. Convenient proximity to all the necessities of life; Educational Institutions, Hospitals, Banks, ATMs all in the vicinity, the project endears, tipped in ease and convenience, ushered in, in style.



ALL GOOD THINGS COME...
TO THOSE WHO REACH
FOR THEM

COUNTRY
SIDE
BEAUTY...
...CITY
LIFE
PERKS



SAI PRAGATHI
SUMEDHA

LET THE MAGIC UNFOLD



SAI PRAGATHI
SUMEDHA



FEEL ON
TOP OF THE WORLD

LOCATION PLAN



Site Location: Maharaja Function Hall, Hyderabad - Warangal Highway, Near Uppal Depot, Hyderabad, Telangana-500092.

PERFECT HOMES IN PRIME LOCATION

Sai Pragathi Sumedha is a well-planned property in a first-class, location and offers excellent connectivity by road to important destinations. With a wide-laned high traffic corridor weaving its way to main centres like Pocharam, Boduppal, Peerzadiguda, Medipally, Uppal and yonder, and the NH 163 foci, adds to the lucre of life herein an enhanced transport scenario. Tinged with a warm sense of community the property is only moments to shops, eateries and transport, offices of prominent IT majors including Mindspace, Infosys, in close-by drives. For added measure, internal road transport to the city innards, railway station access and reachability to NH 163, capped by an uninterrupted drive to the international airport makes the location viable.

KNOWLEDGE LEDGE

- Anurag University: 6 km
- Kommuri Pratap Reddy Institute of Technology: 8 km
- Sreenidhi Engg College: 13 km
- Johnson Grammar School: 7 km
- Delhi Public School: 7 km
- Pallavi Model School: 2 km
- Siddhartha School: 600 m

WORK WOVS

- Infosys Pocharam: 7.8 km
- Mindspace Pocharam: 10.2 km

CENTRES OF CONTIGUITY

- Pocharam: 7.8 km
- Peerzadiguda: 3.7 km
- Uppal: 4.1 km
- Chengicherla: 6 km
- Mallikarjuna Nagar: 4.7 km

NURSING TIMES

- RBM Multispeciality Hospital: 1.7 km
- Ankura Hospital for Women & Children: 0.4 km
- Life Spring Maternity Hospital: 8.9 km
- Aditya Hospital: 1.5 km
- Kamineni Hospital: 8.6 km
- AIIMS Bibinagar: 22 km (30 min ride)

MONEY MATTERS

- State Bank of India: 0.4 km
- HDFC Bank: 0.5 km
- ICICI Bank: 0.4 km
- Union Bank of India: 0.5 Km

PALATE PLATTER

- KFC: 0.85 km
- Mc D: 3 Km
- Domino's Pizza: 0.9 km
- Paradise Restaurant: 2 km
- Tacobell: 4.5 km
- Tulips Grand: 1 km

TRAVEL WAYS

- Narapally Bus Station: 5 km
- Uppal Metro Station: 3.3 km
- RGIA: 32 km

LEISURE AVENUES

- Asian Muktha A2 Cinemas: 6 km
- Asian Cinemas: 1.5 km
- Decathlon: 0.6 km
- Shanti Vanam: 2.8 km
- DSL Mall: 4.5 km
- Game Point Uppal: 4.5 km
- PVR Mallapur: 6 km

INIMITABLE, STUNNING
& SPECTACULAR!

AREA STATEMENT

FLAT NO.	PLINTH AREA	COMMON AREA	TOTAL AREA	FACING
G-04	1230	305	1535 SFT	WEST
G-06	1048	262	1310 SFT	EAST
G-07	1048	262	1310 SFT	EAST
G-08	1048	262	1310 SFT	EAST
G-09	1048	262	1310 SFT	EAST
G-10	1048	262	1310 SFT	WEST
G-11	1048	262	1310 SFT	WEST
G-12	1048	262	1310 SFT	WEST
G-13	1048	262	1310 SFT	WEST
G-14	1230	305	1535 SFT	EAST
G-15	1230	305	1535 SFT	EAST
G-16	1230	305	1535 SFT	EAST
G-17	1230	305	1535 SFT	EAST
G-18	1230	305	1535 SFT	EAST



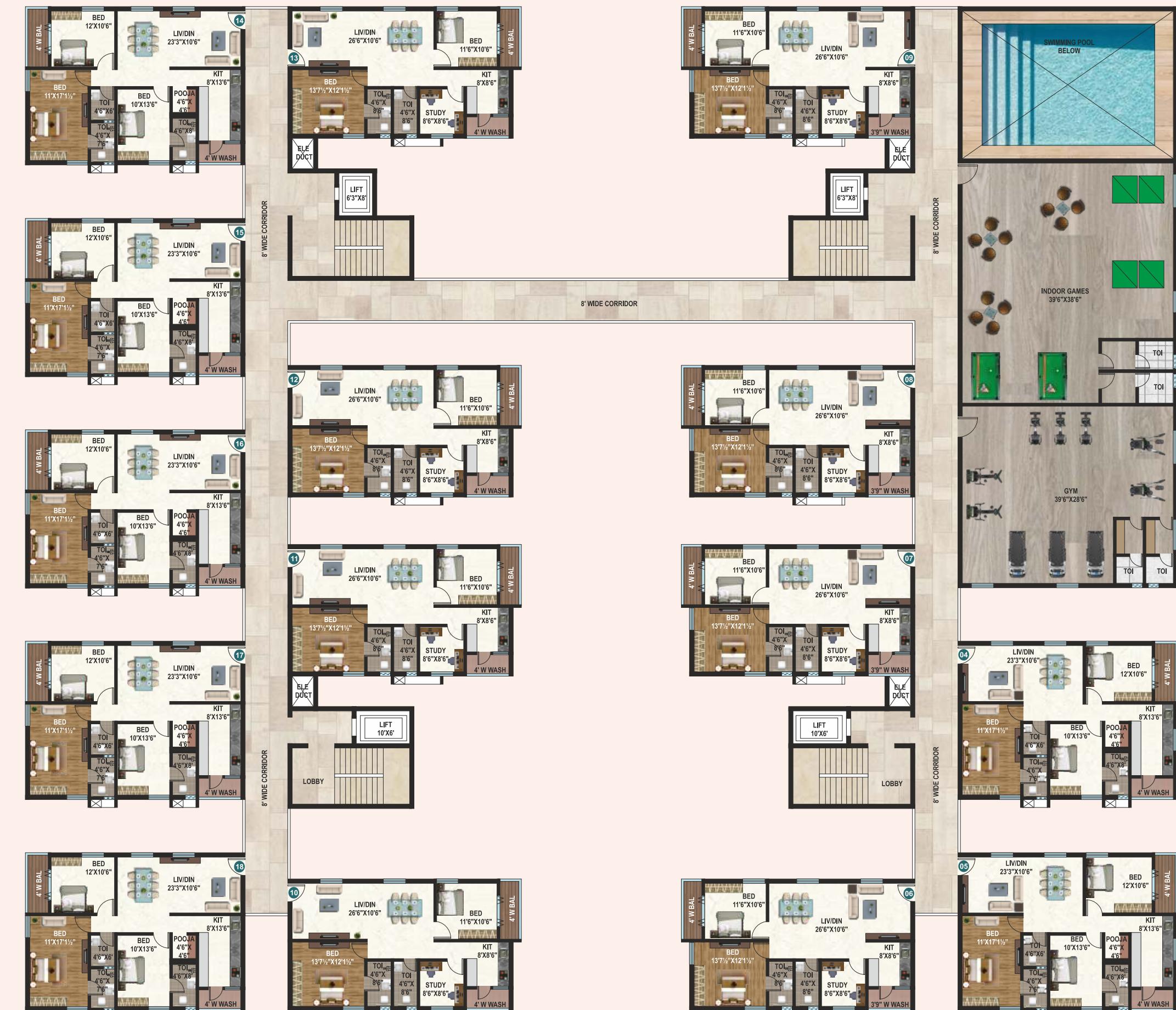
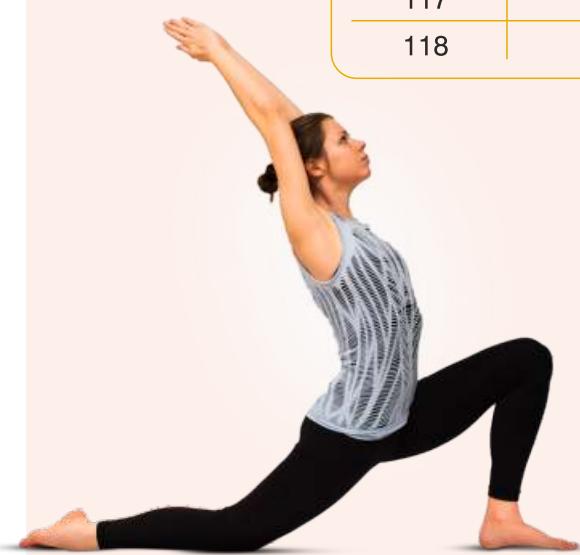
GROUND
FLOOR PLAN:
RESIDENTIAL
BLOCK



DELIVERING QUALITY,
COMFORT & STYLE!

AREA STATEMENT

FLAT NO.	PLINTH AREA	COMMON AREA	TOTAL AREA	FACING
104	1230	305	1535 SFT	WEST
105	1230	305	1535 SFT	WEST
106	1048	262	1310 SFT	EAST
107	1048	262	1310 SFT	EAST
108	1048	262	1310 SFT	EAST
109	1048	262	1310 SFT	EAST
110	1048	262	1310 SFT	WEST
111	1048	262	1310 SFT	WEST
112	1048	262	1310 SFT	WEST
113	1048	262	1310 SFT	WEST
114	1230	305	1535 SFT	EAST
115	1230	305	1535 SFT	EAST
116	1230	305	1535 SFT	EAST
117	1230	305	1535 SFT	EAST
118	1230	305	1535 SFT	EAST



N
**FIRST
FLOOR PLAN:
RESIDENTIAL
BLOCK**



DESIGNED TO LIVE
YOUR BEST LIFE!

AREA STATEMENT

FLAT NO.	PLINTH AREA	COMMON AREA	TOTAL AREA	FACING
F-01	1477	368	1845 SFT	WEST
F-02	1390	345	1735 SFT	WEST
F-03	1390	345	1735 SFT	WEST
F-04	1390	345	1735 SFT	WEST
F-05	1477	368	1845 SFT	WEST
F-06	1176	294	1470 SFT	EAST
F-07	1176	294	1470 SFT	EAST
F-08	1176	294	1470 SFT	EAST
F-09	1176	294	1470 SFT	EAST
F-10	1176	294	1470 SFT	WEST
F-11	1176	294	1470 SFT	WEST
F-12	1176	294	1470 SFT	WEST
F-13	1176	294	1470 SFT	WEST
F-14	1477	368	1845 SFT	EAST
F-15	1390	345	1735 SFT	EAST
F-16	1390	345	1735 SFT	EAST
F-17	1390	345	1735 SFT	EAST
F-18	1477	368	1845 SFT	EAST

TYPICAL
FLOOR PLAN:
RESIDENTIAL
BLOCK

YOUR LI'L ISLE IN HEAVEN



Badminton Court



Lawns



Indoor Games



Gymnasium



Yoga Hall



Banquet Hall



Swimming Pool



Vaastu Compliant

SPEC intuitively knew the amenities premises at **Sai Pragathi Sumedha** is the ultimate of its creations and certainly did not disappoint with the final result. Definitely voted the best part of the property, this leisure marked area harbours a double height swimming pool, a jogging track egging you to hit a trail, a volley of indoor games delivered also game to a gym too and a banquet hall to bank upon, feast, fiesta or event staging. Constructed meticulously with attention to every detail, this structure is luxury accentuated to the best with a lusty invitation for a great time solo or with soulmates.



Kids Space | Kid's Pace



FOR THE PEOPLE YOU LOVE THE MOST



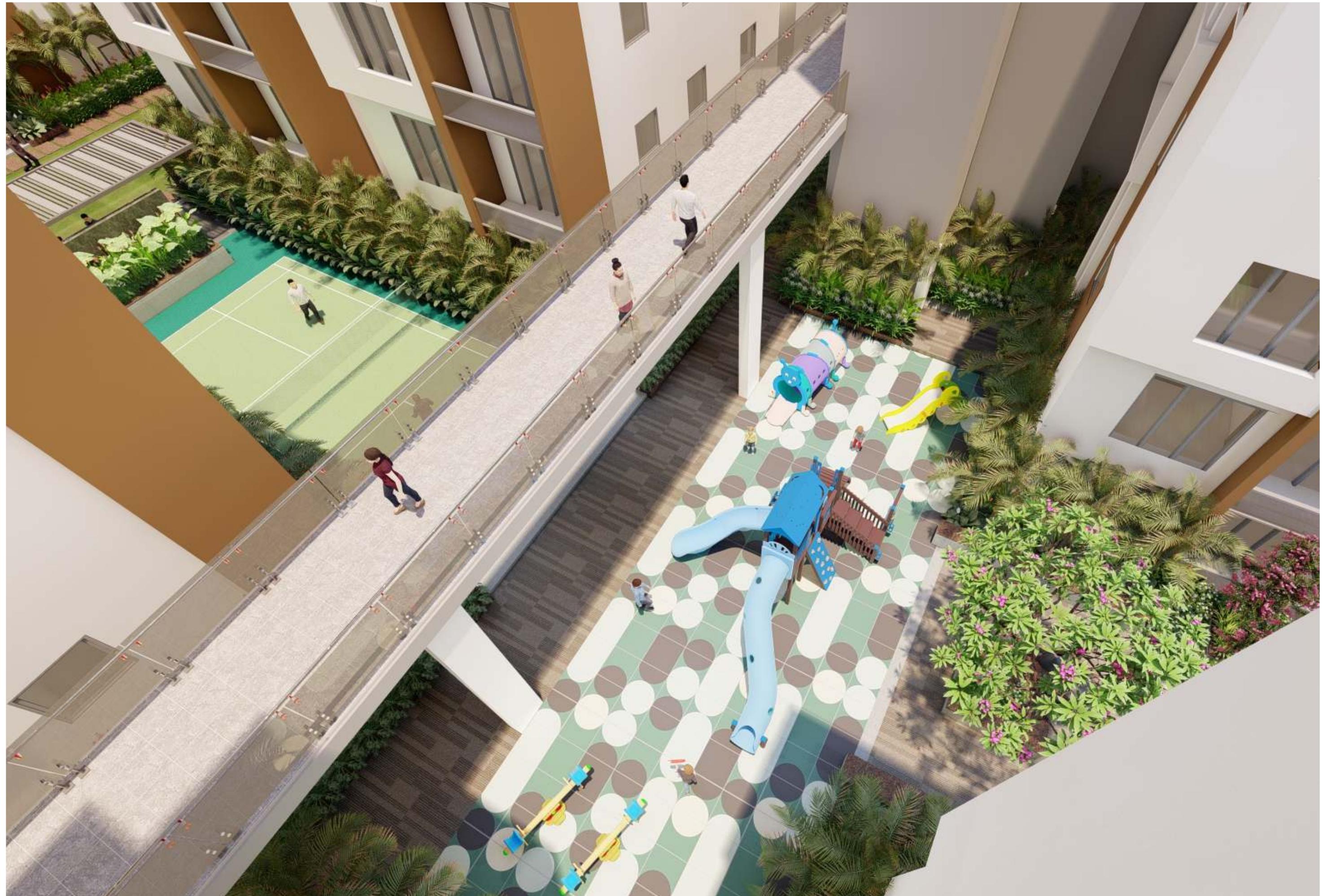
THE HANDIWORK IS UNMISTAKABLE

A true reflection of SPEC handiwork flows through every aspect of this edifice. Every brick, every corner, every wall and every visible and unseen nuance is considered meticulously to achieve the best ever SPEC home @ **Sai Pragathi Sumedha**. The manicured lawns, the laced stepping stones, wide walk-passages with flanking ornamental foliage to the walls add to the enamored privy privacy!

Stunning views add to the landscape's beauty and charm.

THE “LIVED HAPPY EVER AFTER” HOME

In terms of quality, SPEC has delivered in **Sai Pragathi Sumedha**. As one can see, the contemporary construction and elevation allows natural light to flood through the home in all angles. The living/ floor plans seamlessly open to a kaleidoscopic view of the outdoor play/sports area cosily positioned, refreshing sights of the property insides including the lawns, green spaces, and the home effortlessly accessing the skyway interconnecting the towers for safe movement across. These are small design details which SPEC tapers to make the difference of living in a home built by them.



Partner, game for a game? The Badminton Court is a gala time flitting shots.

Quiet, pleasant and calming the senses. The gardens are indeed alluring.



COVETOUS & ENVIED, ITS BUT, NATURAL

SPEC proves once again that they are at the top of the game when it comes to innovation in luxury, immaculate home designs and quality in construction. The homes are both form and function and are amazing. Enticingly landscaped and attractively laid out to give you an enchanting sense of space along with maximum ventilation and natural light. Admirable and impressive, planned to perfection, **Sai Pragathi Sumedha** abounds with a 'wow' factor and is a place for years to come of happy memories.

SPECIFICATIONS

SUPER FRAMEWORK:

Reinforced cement concrete framed Structure with anti-termite treatment Foundation.

SUPER STRUCTURE:

Light weight bricks in cement mortar with plastering inside & outside with 43 grade cement.

JOINERY:

- a. Entrance door: Teak wood frame & teak veneer flush door as per Architect's design with accessories.
- b. Bedroom Door / Toilet Door / Utility Door: Teak wood frame and Flush door shutters with laminates.
- c. Windows: UPVC windows with mosquito mesh and sliding shutters of reputed make.
- d. Grills :Aesthetically designed mild steel grills with enamel paint finish.

FLOORING:

600 x 600mm high quality vitrified tiles in drawing, living, dining, bedroom, kitchen and puja room.

UTILITIES / WASH:

Provision for washing machine and wet area for washing utensils etc.

KITCHEN:

- a. Kitchen platform in granite and glazed tile dado. Above platform upto 2 ft. with stainless steel kitchen sink with municipal and bore water connections.
- b. Provision for Aquaguard.

BATHROOMS:

- a. Anti-skid Ceramic tile flooring and Dado of glazed tiles upto door height.
- b. Provision for geyser and exhaust fan.
- c. Single lever fixtures with wall mixer cum shower.
- d. Fixed ventilation with mesh.
- e. High quality EWC of reputed make.

ELECTRICAL:

- a. Concealed copper wire of reputed make in PVC conduits of Sudhakar or equivalent make.
- b. Power outlets for Air Conditioners (AC) in all the bedrooms.
- c. Power outlets for geysers in all the bathrooms.
- d. Power plug for cooking range chimney, refrigerator, microwave oven, mixers/grinders in kitchen, washing machine in utility area, plug points for TV and Audio system etc.
- e. Miniature Circuit Breakers (MCBs) for each distribution board of reputed make.
- f. Modular switches of reputed make.

SANITARY:

All C.P. Fittings are of reputed make, CPVC pipes for water lines, SWR pipes for waste water and sanitary lines.

PAINTING:

External: External walls with 2 coats of exterior emulsion paint of ASIAN or equivalent make over a coat of primer.

Internal: Smooth finish with putty 2 coats of acrylic emulsion paint of ASIAN make or equivalent over a coat of primer.

LIFT:

4 Nos. of automatic 8-passenger capacity lift in each block with rescue device with V3F for energy efficiency of reputed make for each tower entrance with vitrified tiles / granite cladding.

POWER BACK-UP:

- a. Power back-up facility.
- b. 3 (Three) light points to each flat.
- c. 3 (Three) fan points to each flat.
- d. 2 (Two) plug points to each flat.
- e. Back-up for all common lights & lifts.

OTHERS:

- a. Energy efficient LED lighting for common areas.
- b. Letter box and designer nameplate for each apartment.

FIRE & SAFETY:

Firefighting and sprinkler as per NBC norms. Fire alarm and public address system will be as per NBC norms.

CAR PARKING:

1 car park for each flat and parking shall be in 2 levels.

SECURITY:

- a. Round the clock security / surveillance system.
- b. The complete building will be provided with building management system with all facilities.
- c. Panic button and Intercom. is provided in the lifts connected to the Security system.

INTERNET:

1 Internet provision in each apartment.

CABLE TV:

Cable TV provision for cable connection.

INTERCOM FACILITY:

Intercom facility to all the units connecting security.



OUR WORK, OUR SPOKESMAN

SPEC are experienced builders in the arena of luxury constructions in Hyderabad, Telangana. They just don't build homes but build confidence. Clients in their fold attest by their acumen and certify by the quality they impart to each of their projects. Honouring the dream of every customer to possess a dwelling of his comfort and expectation, SPEC rolls every project with a missionary zeal, employing scientific expertise, technological finesse and cost-efficient methods to present the customers with the dream house they wished and planned for. In good stead for several years now, SPEC looks forward to assail new heights always in its line.



The passion to reach heights in their calling is best expressed by Sai Pragathi in their endeavors. Literally reaching out to the sky with their creations, they reach-out equally to customers in satisfying every demand and need consummating every project.

Promoters



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