

MEHTABKHANGUDA AREA DETAILS

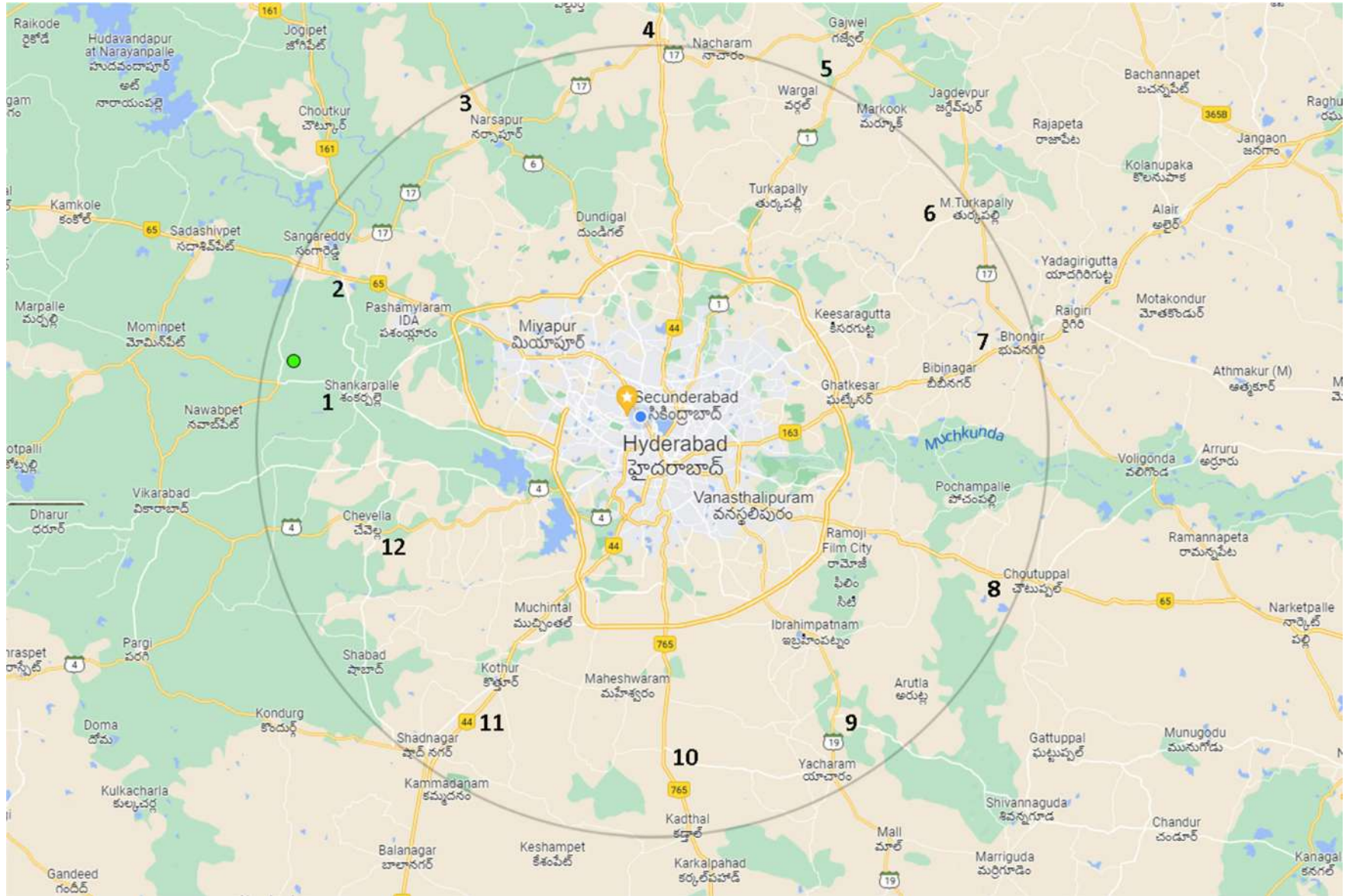
NEXT DESTINATION AFTER SHANKARPALLY

Documented Specially for our Prospective Customers of
EMI FREE HOUSING / VEDIC TOWNSHIP

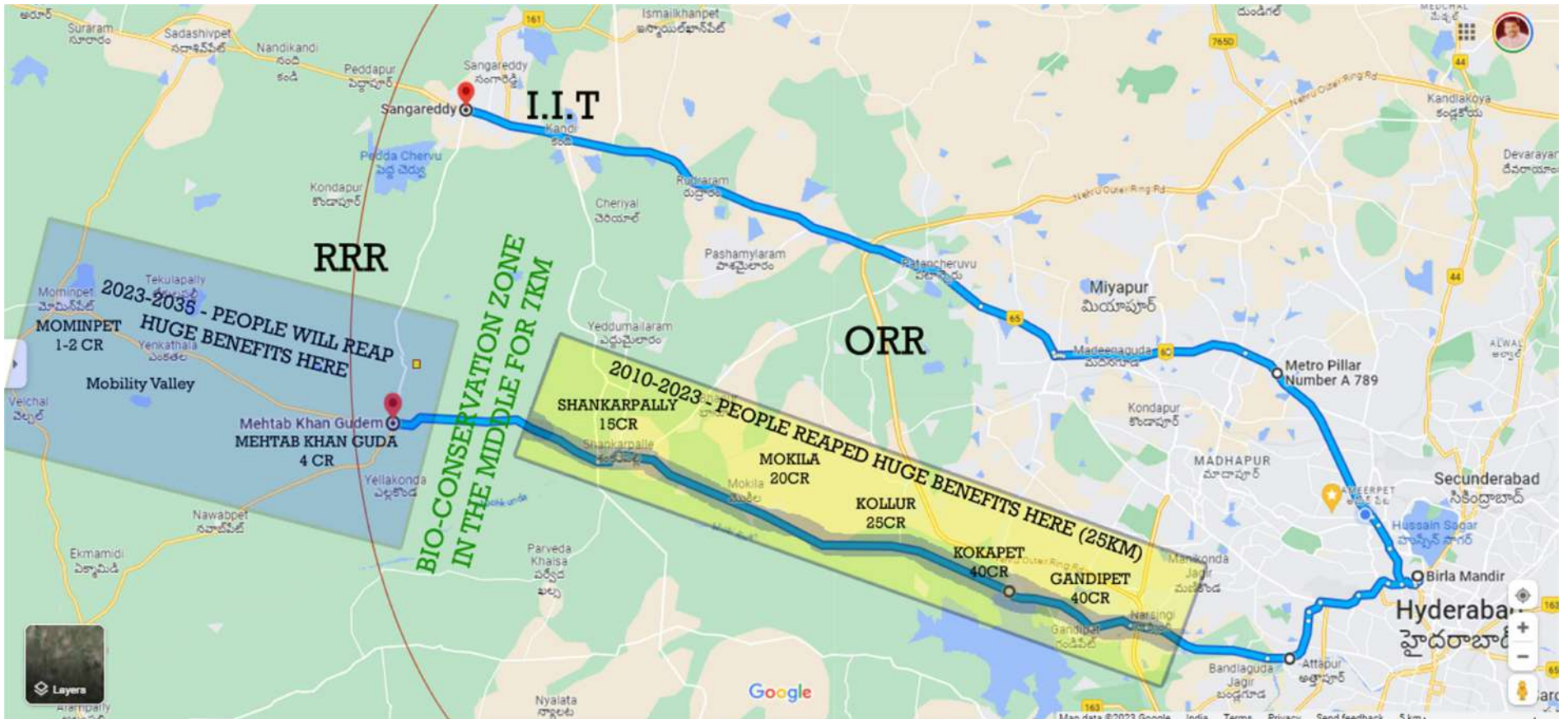
One can see Mehtabkhanguda at Direction-9



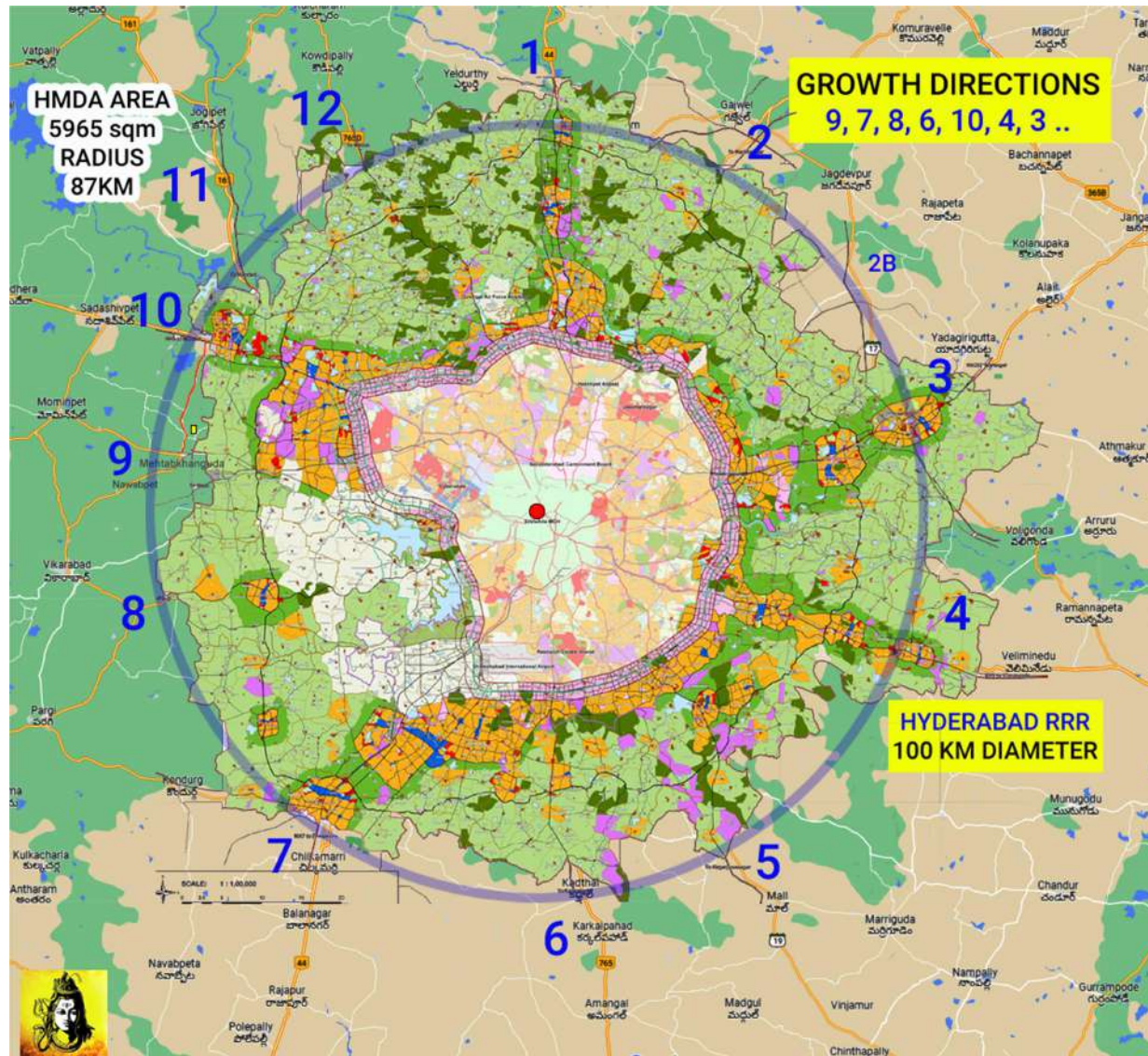
One can see Mehtabkhanguda at Direction-1



PAST 12 YEARS AND THE FUTURE 12 YEARS



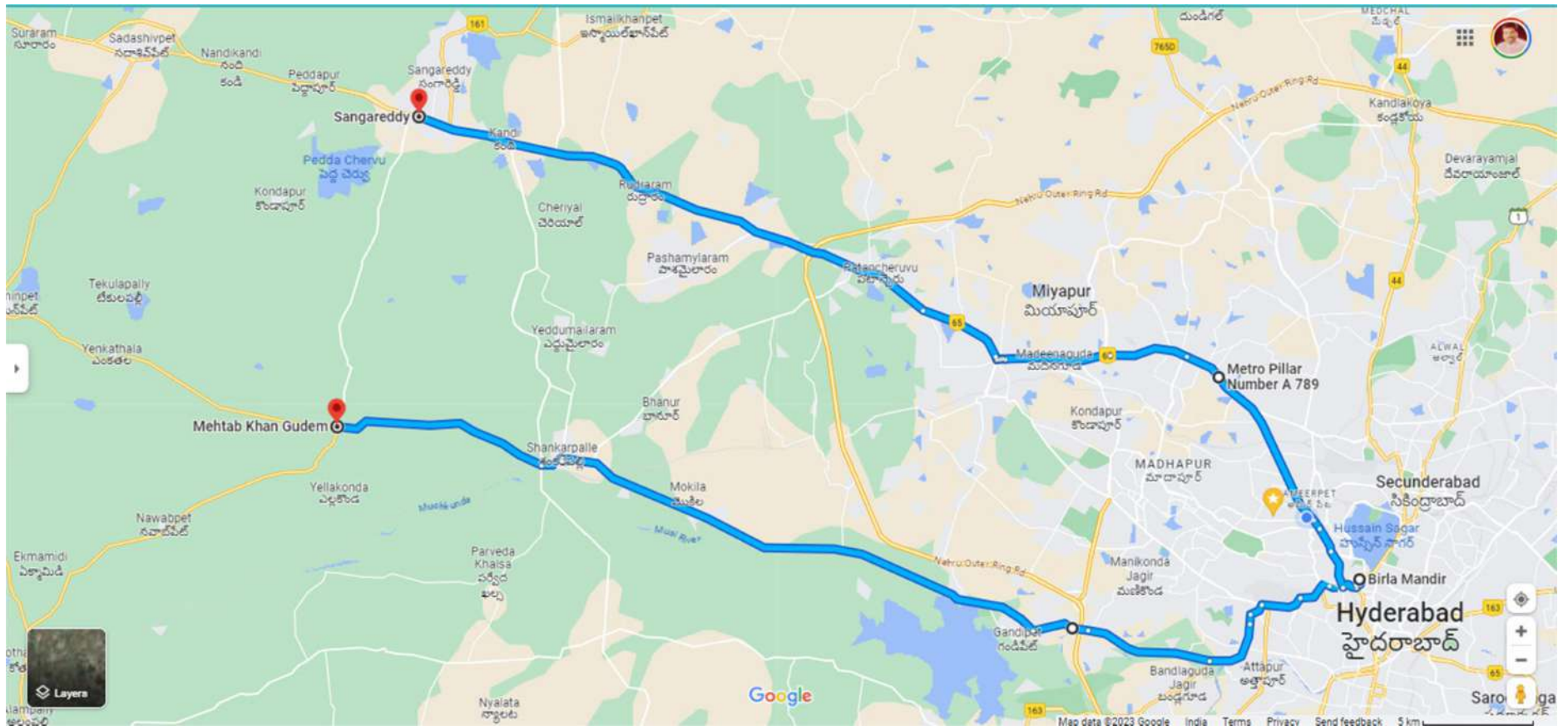
See the current land prices from Kokapet to Mominpet (2023)



One can see Mehtabkhangauda at Direction-9, in free zone after HMDA limits.

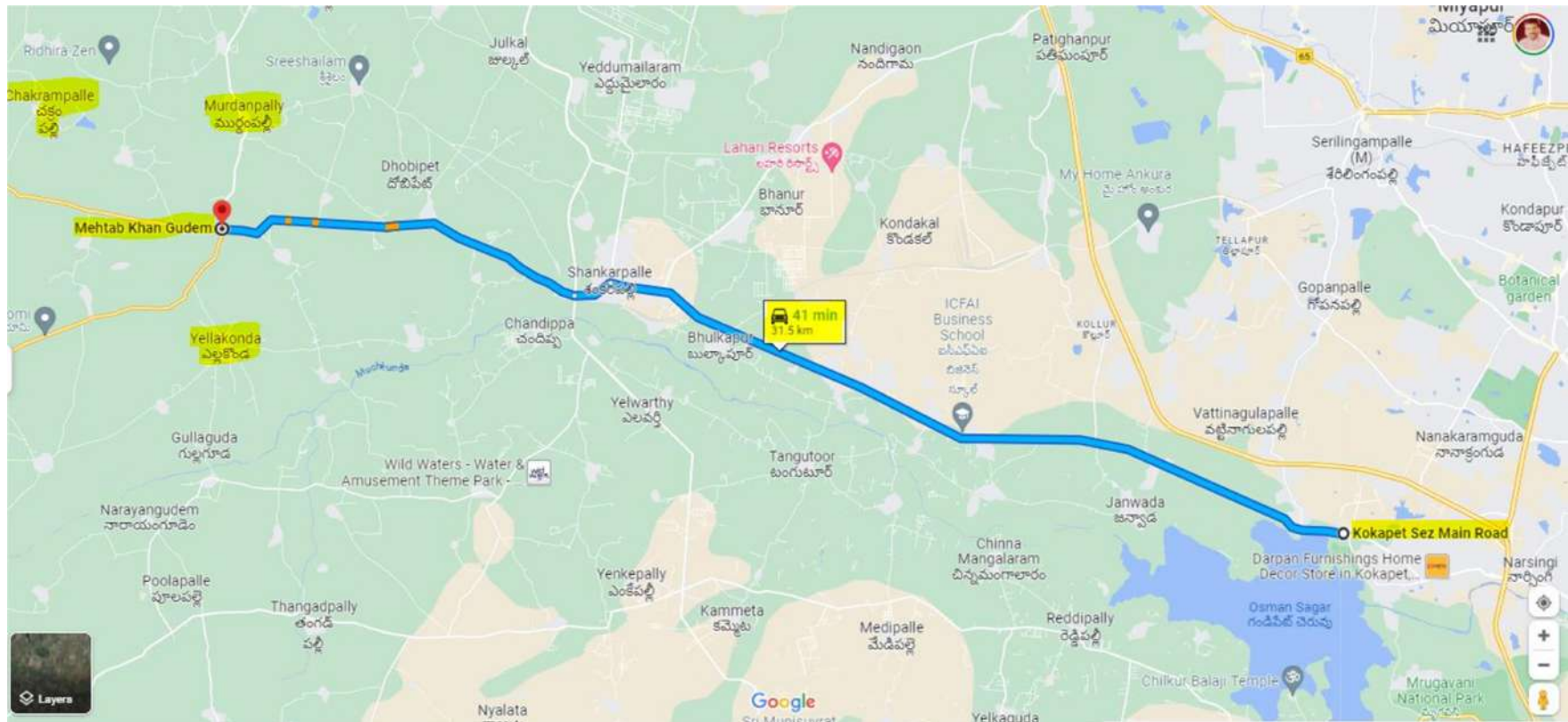
Where is Mehtabkhanguda in a relative sense?

Mehtabkhanguda is Equidistant to Sangareddy from City Centre



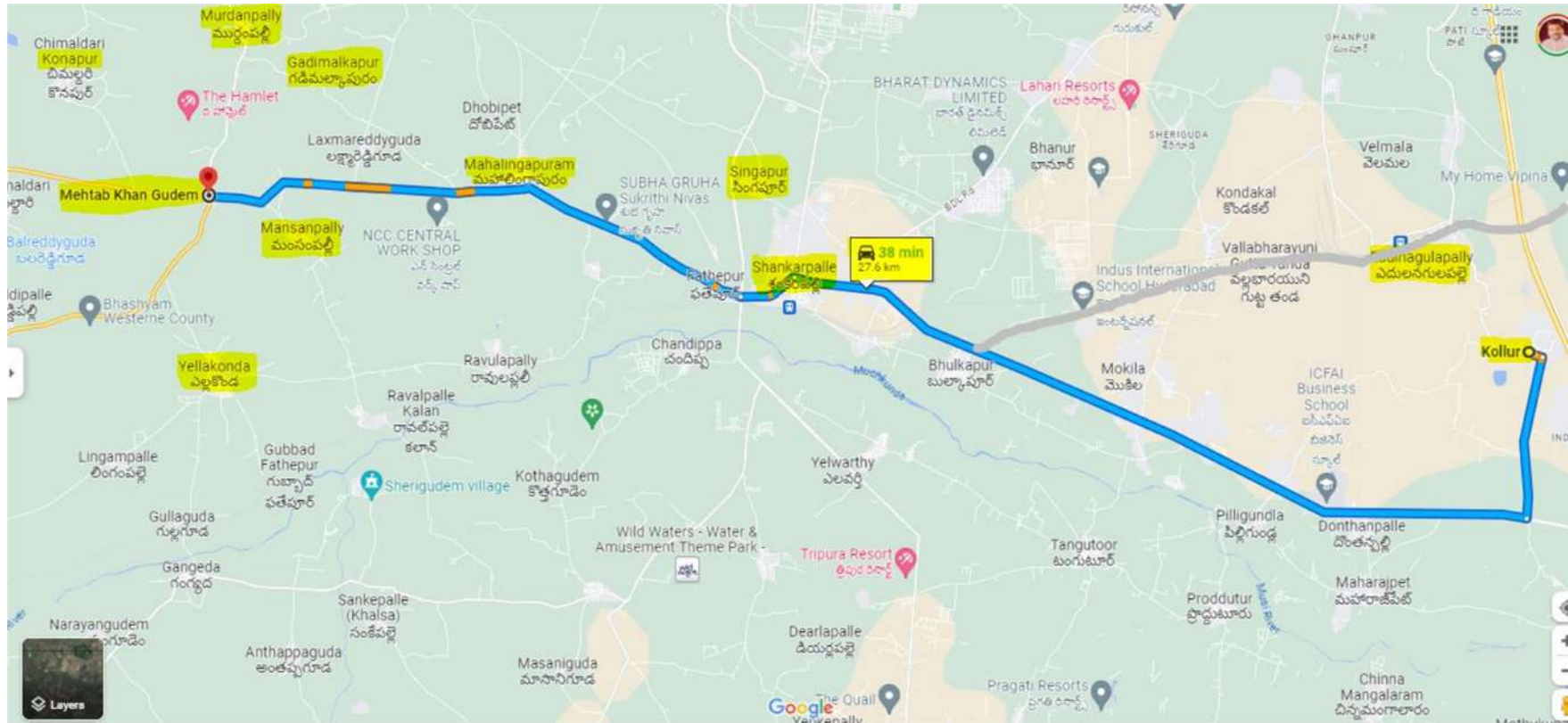
KOKAPET NEOPOLIS SEZ TO MEHTABKHANGUDA

31 KM ~30MIM AFTER ROAD WORKS BETWEEN SHANKARPALLY AND MOMINPET GETS COMPLETED



DISTANCE FROM KOLLUR ORR EXIT – 27KM

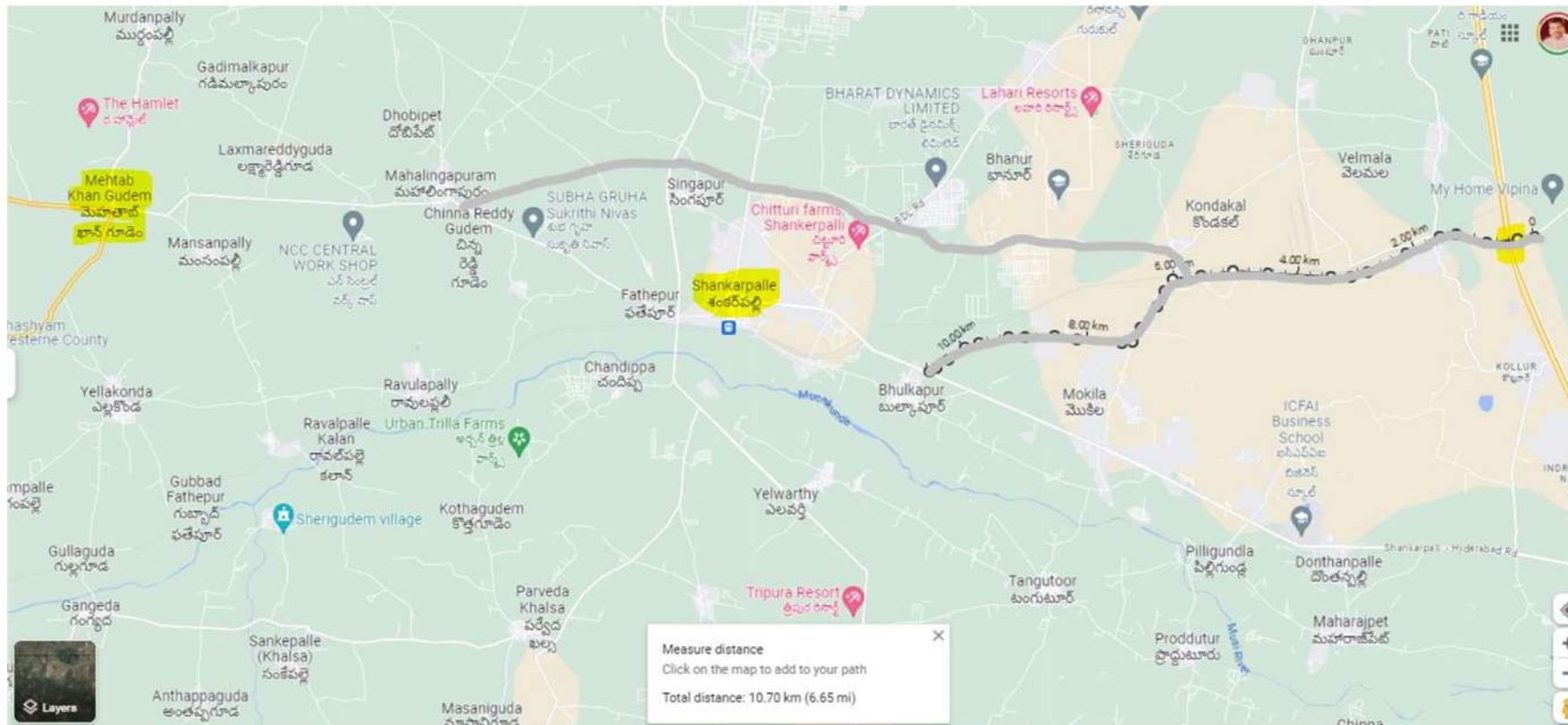
A NEW SEZ IS COMING UP IN BETWEEN KOLLUR AND EDULANAGULAPALLY
ON 640 ACRES AFTER COMPLETING KOKAPET SEZ



30MIN DRIVE FROM TELLAPUR

THROUGH UPCOMING RADIAL ROAD 7 (RR7). RR7 IS SHOWN IN YELLOW COLOR.

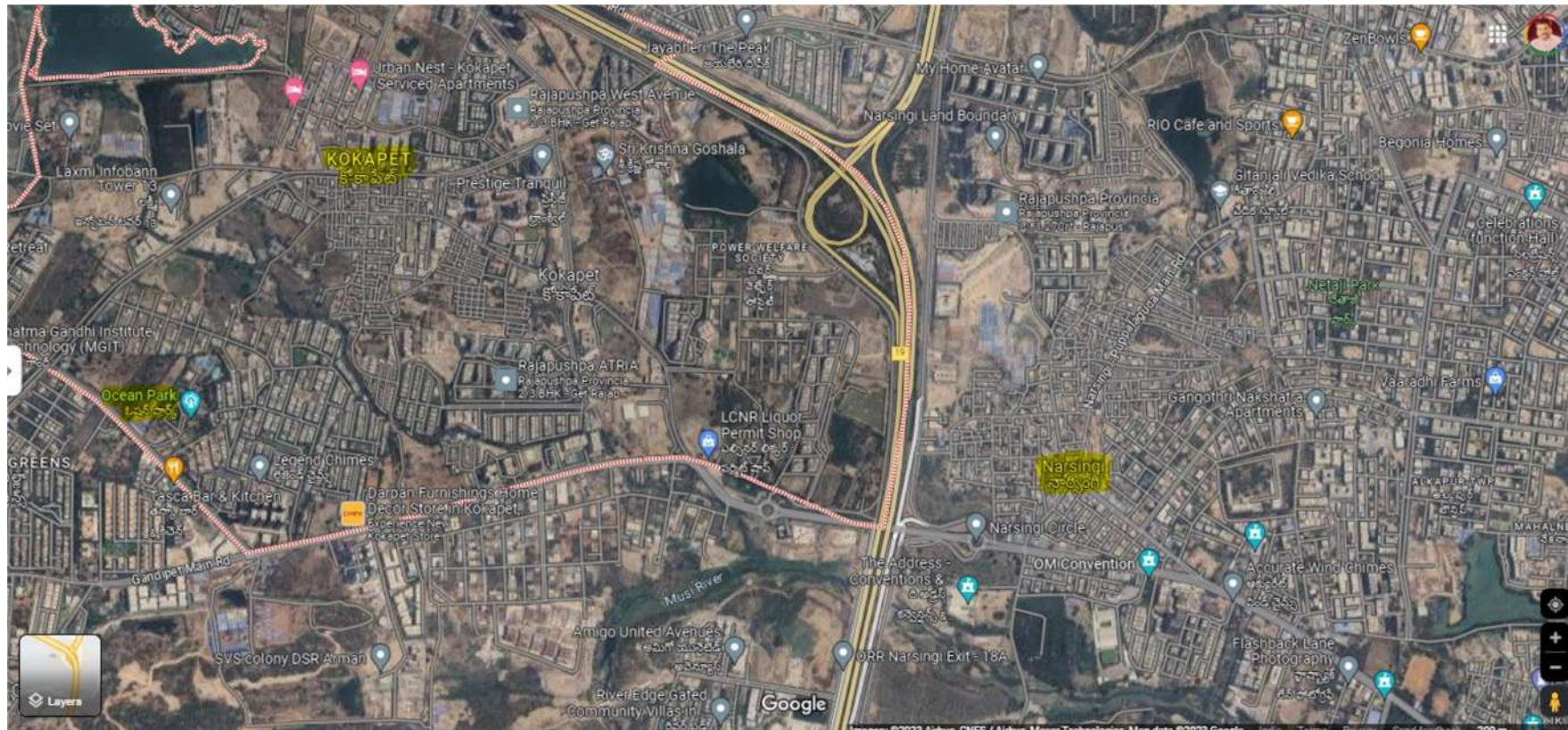
ONCE RR7 GETS COMPLETED (EXPECTED BY MID 2024) PRICES IN SHANKARPALLY REACHES 20CR PER ACRE
AND PRICES IN MEHTABKHANGUDA WILL INCREASE FROM 4CR TO 8CR BY 2025.



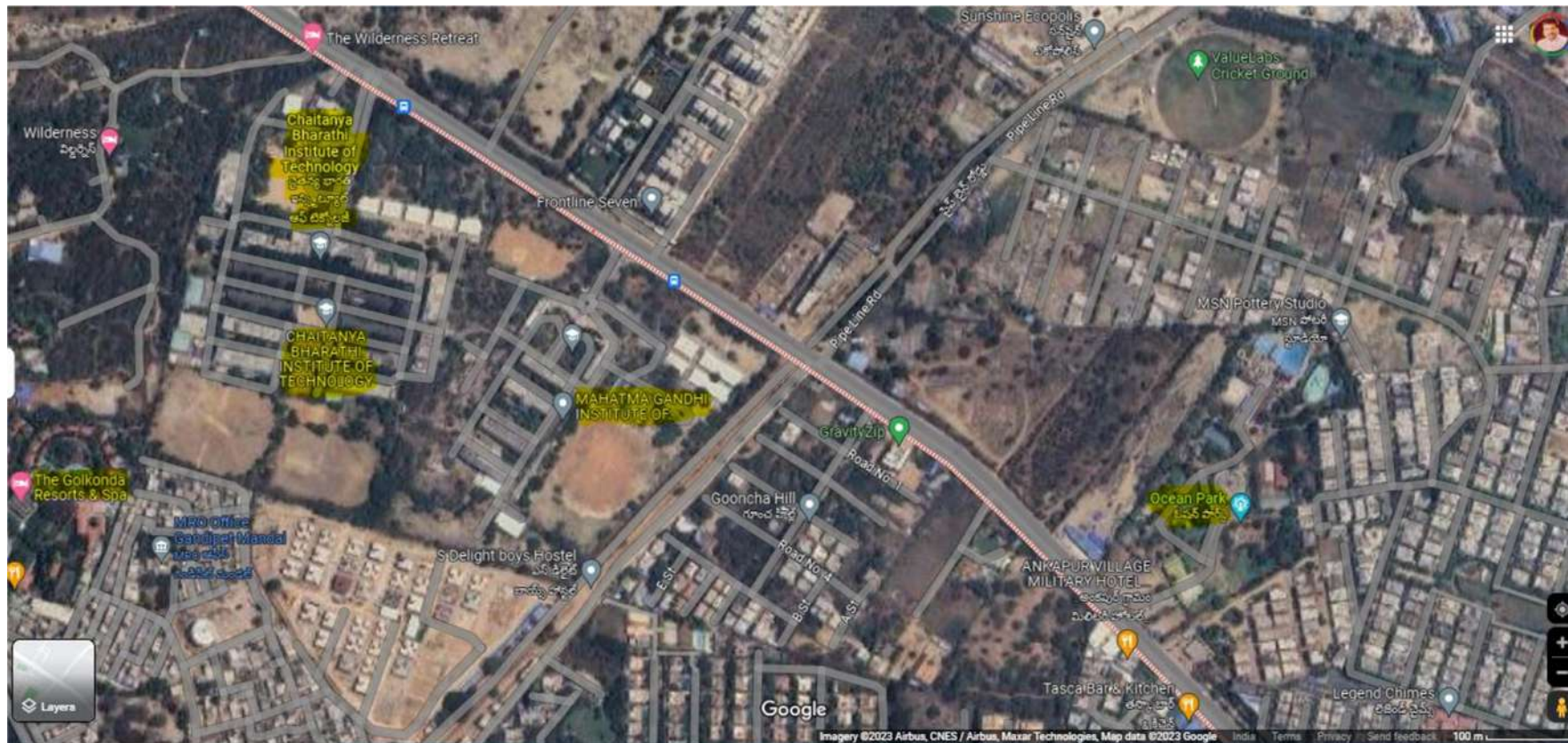
DEVELOPMENTS FROM KOKAPET TO MEHTABKHANGUDA

NARSINGI → KOKAPET / GANDIPET → Kollur → Mokila → Shankarpally → Mahalinga puram → Lakshmareddi guda → Mehtabkhan guda

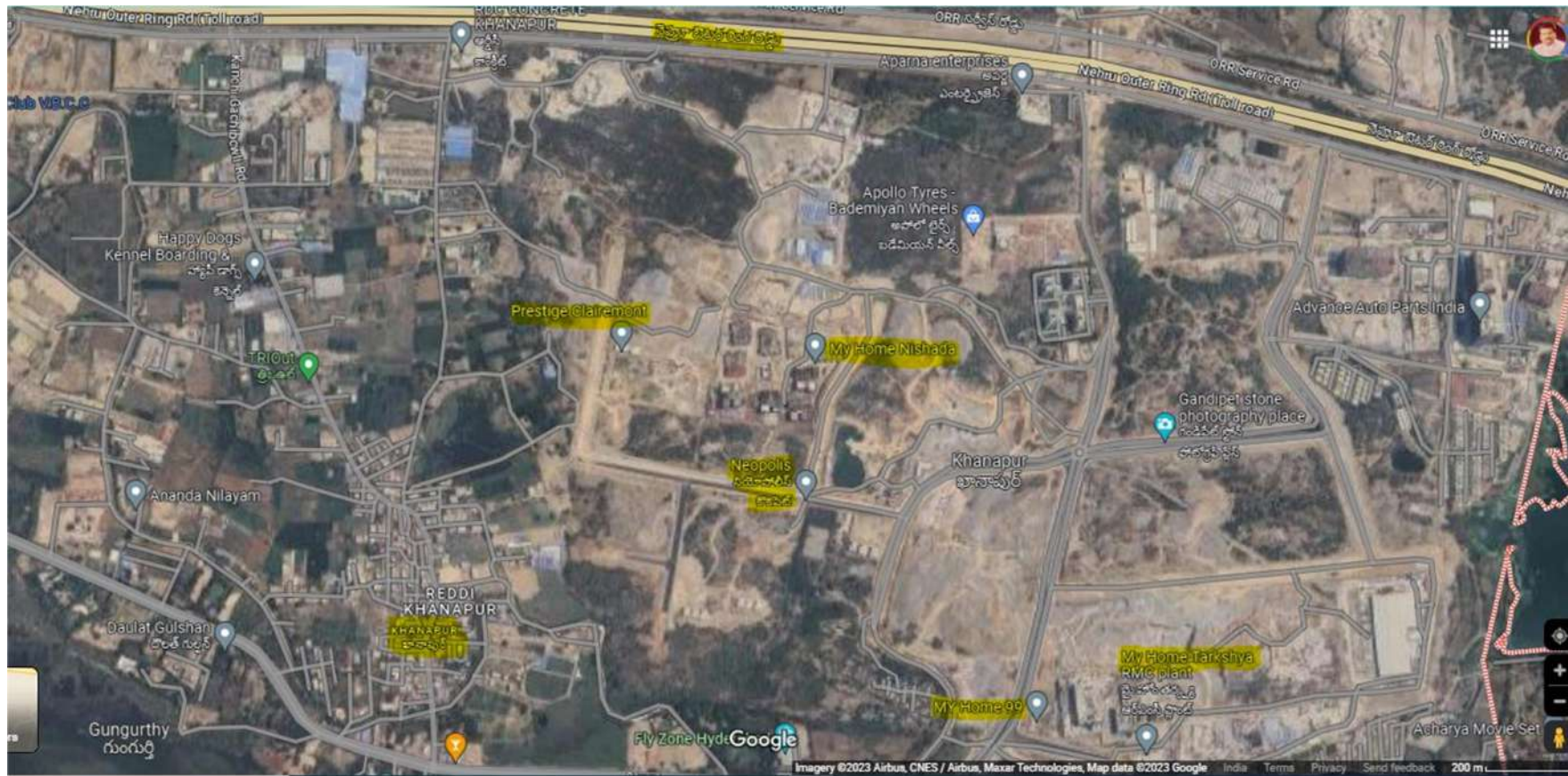
NARSINGI – KOKAPET - GANDIPET



GANDIPET



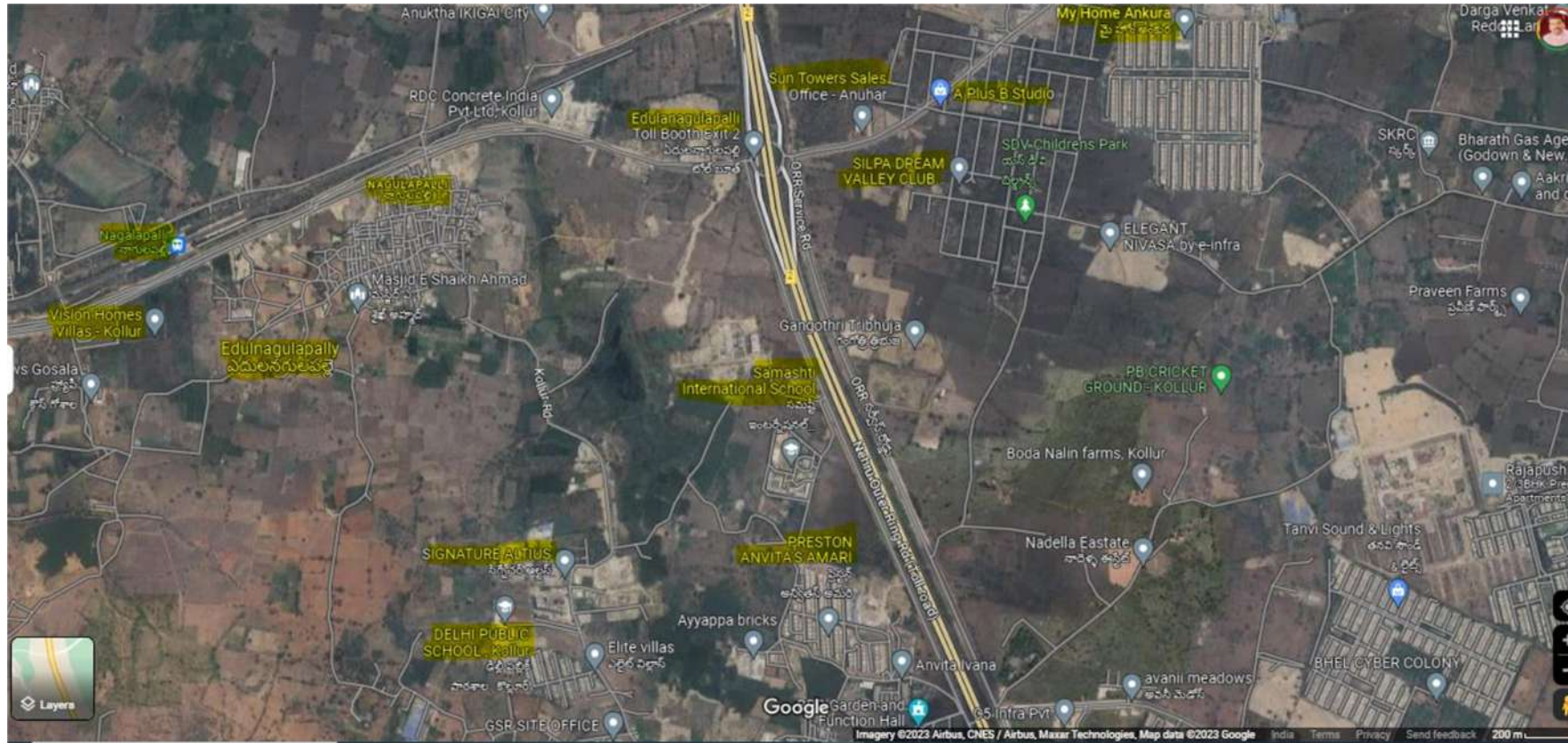
KOKAPET NEOPOLIS SEZ



KOLLUR



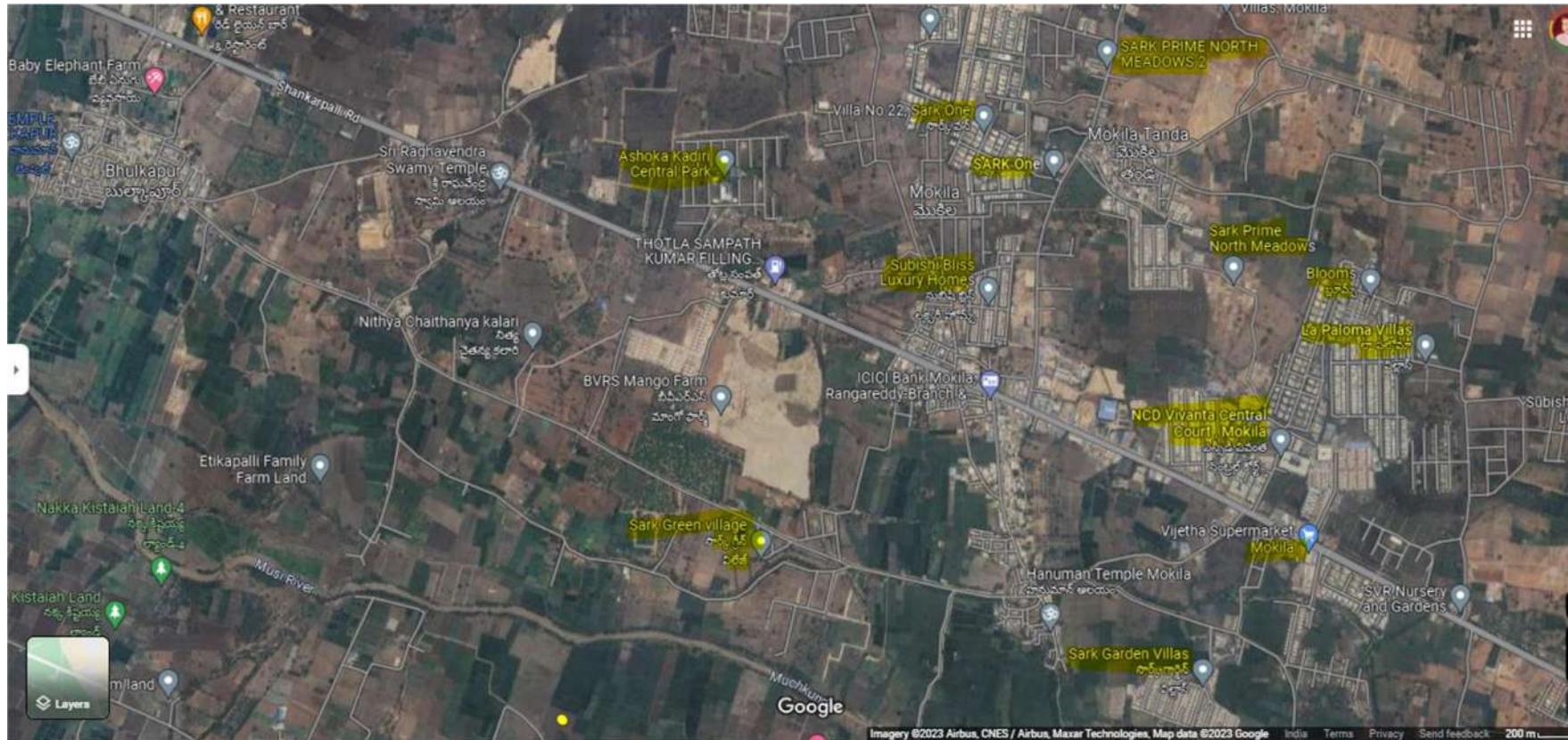
KOLLUR - NORTH



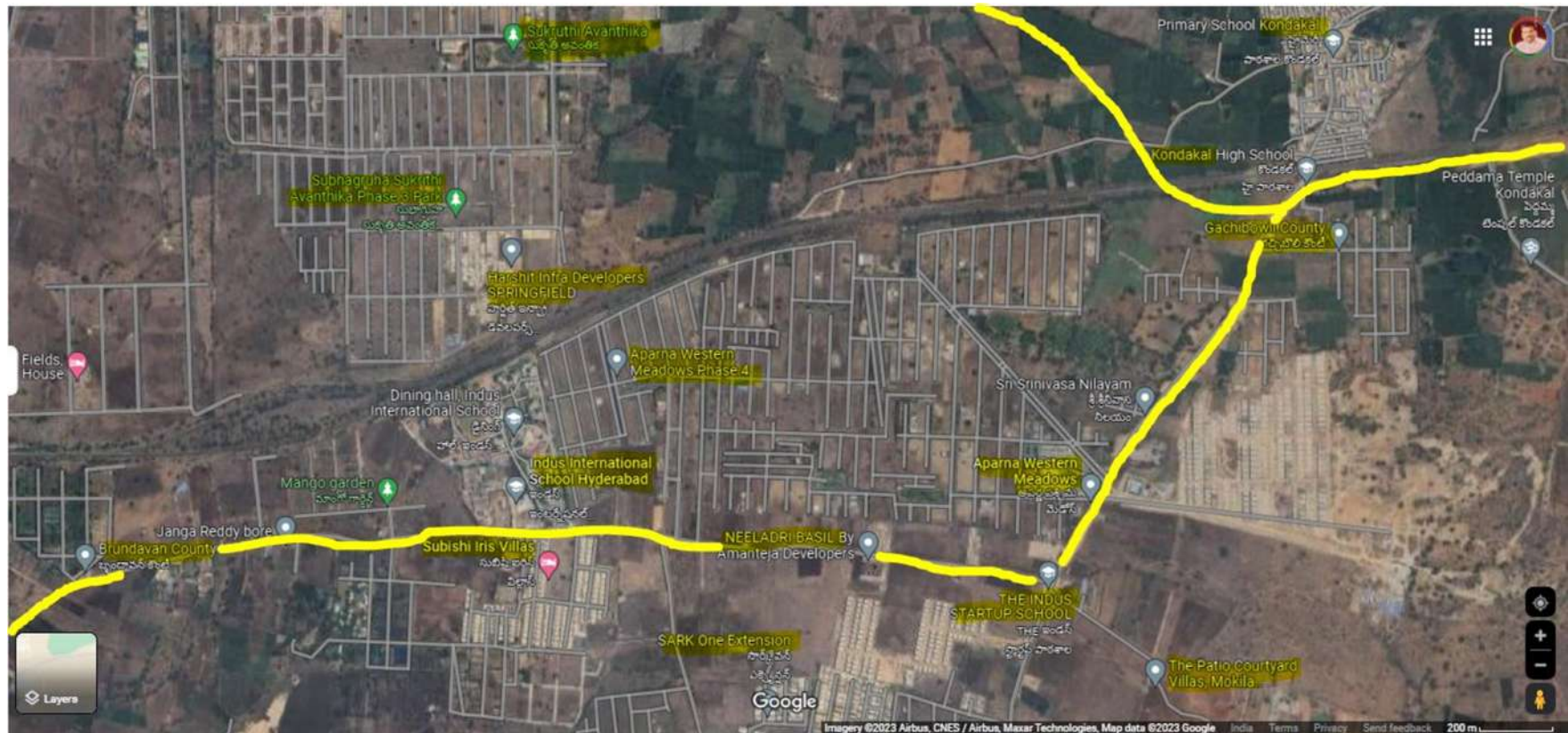
MOKILA EAST – ICFAI BUSINESS SCHOOL



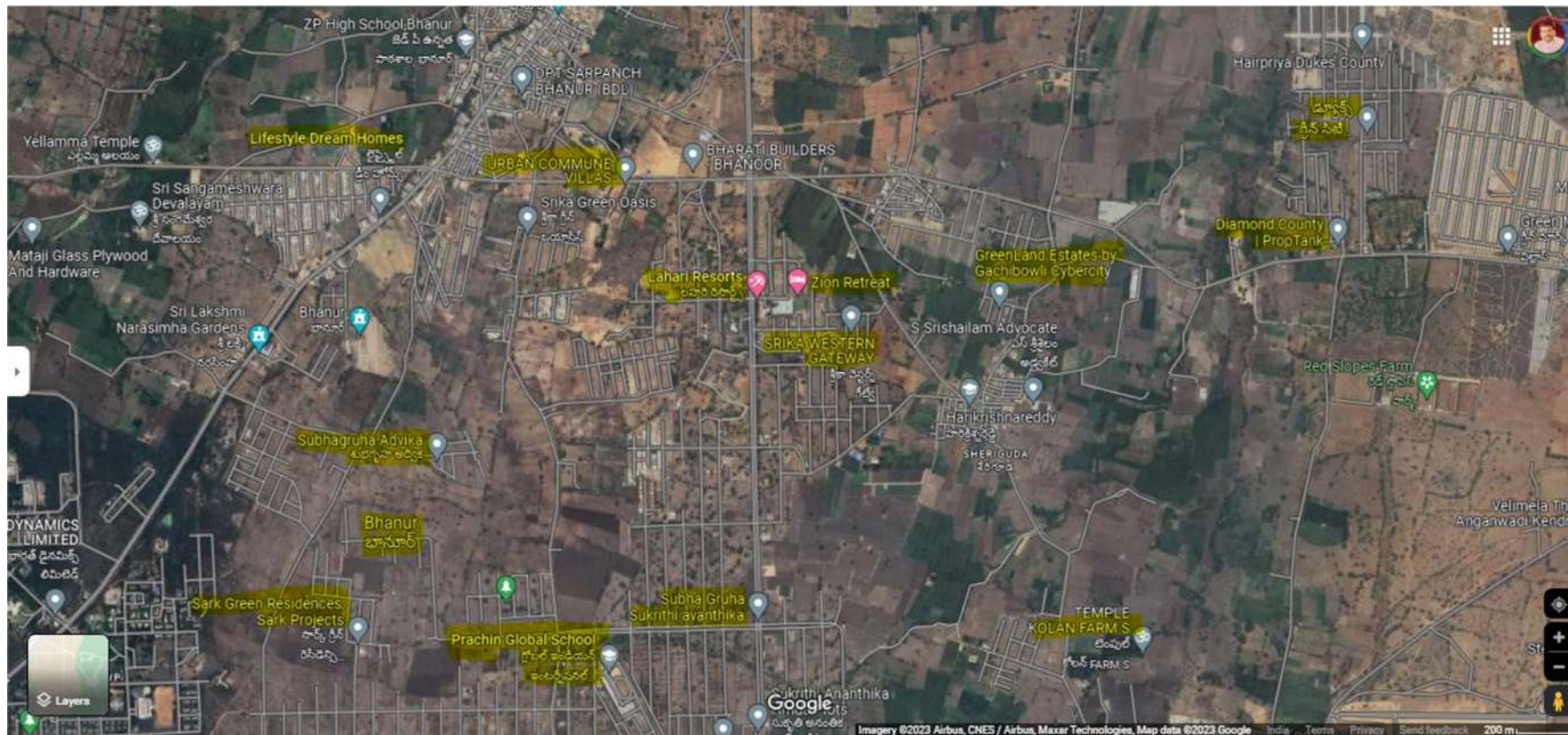
MOKILA



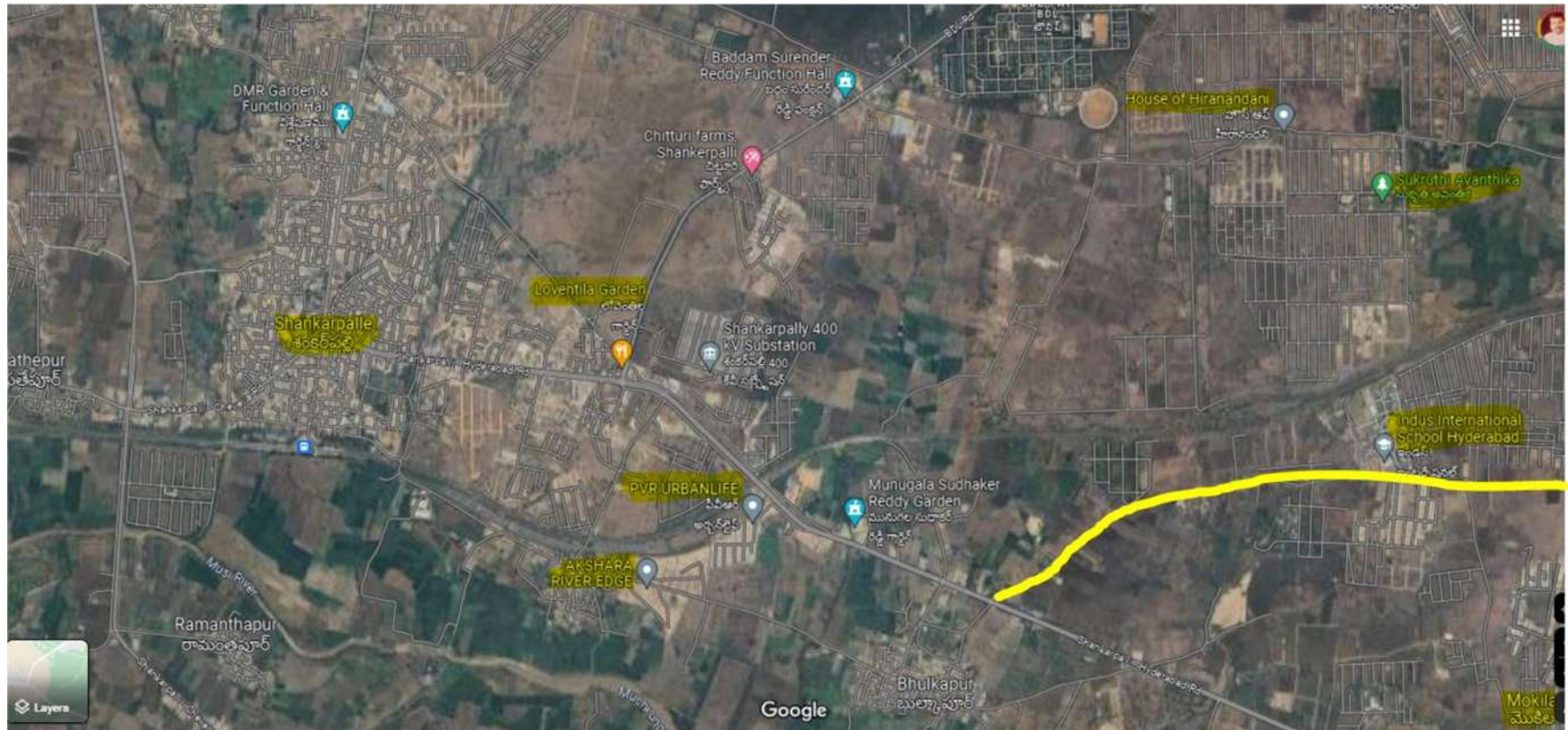
MOKILA WITH RR7 TOUCHING SHANKARPALLY



SHANKARPALLY – NORTH EAST



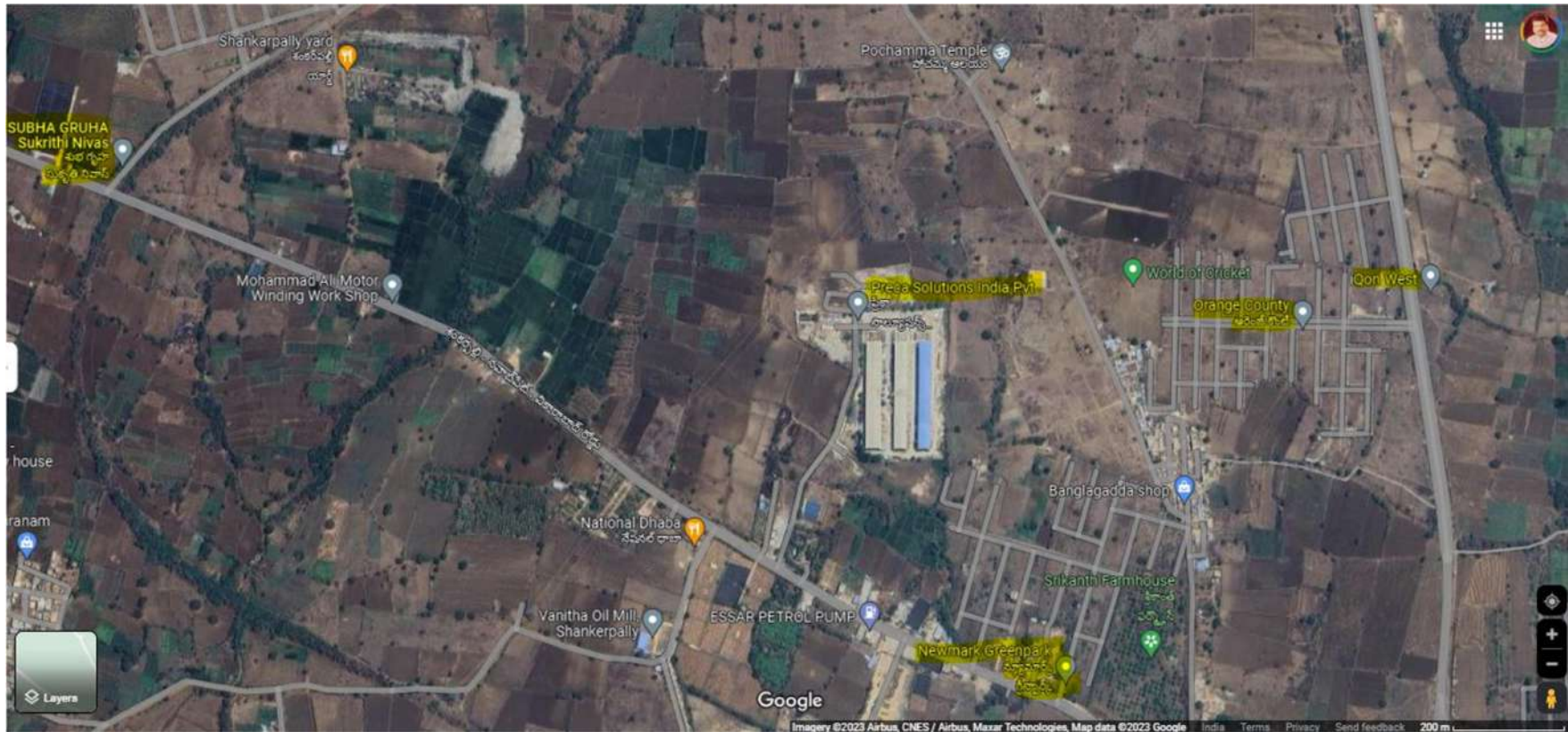
SHANKARPALLY WITH RR7



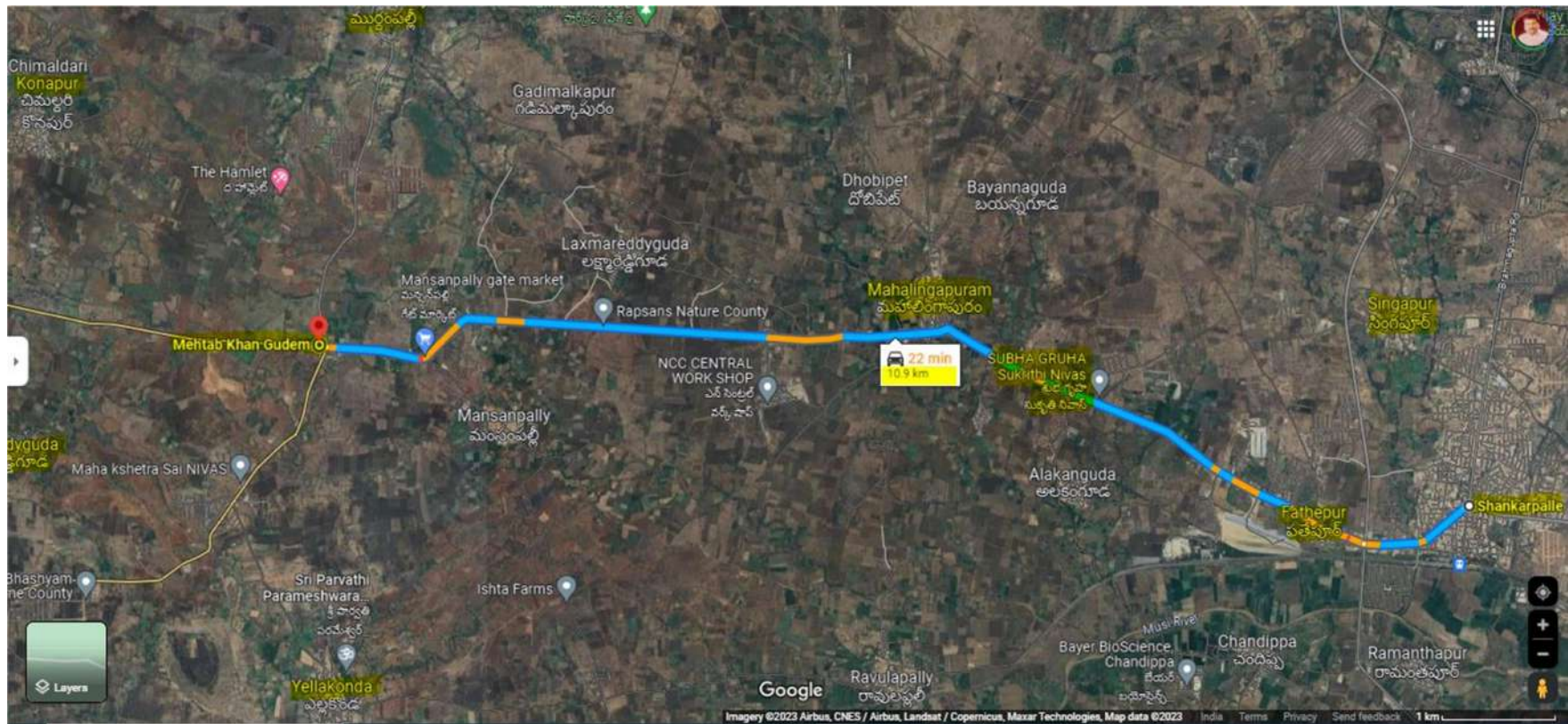
SHANKARPALLY TOWN



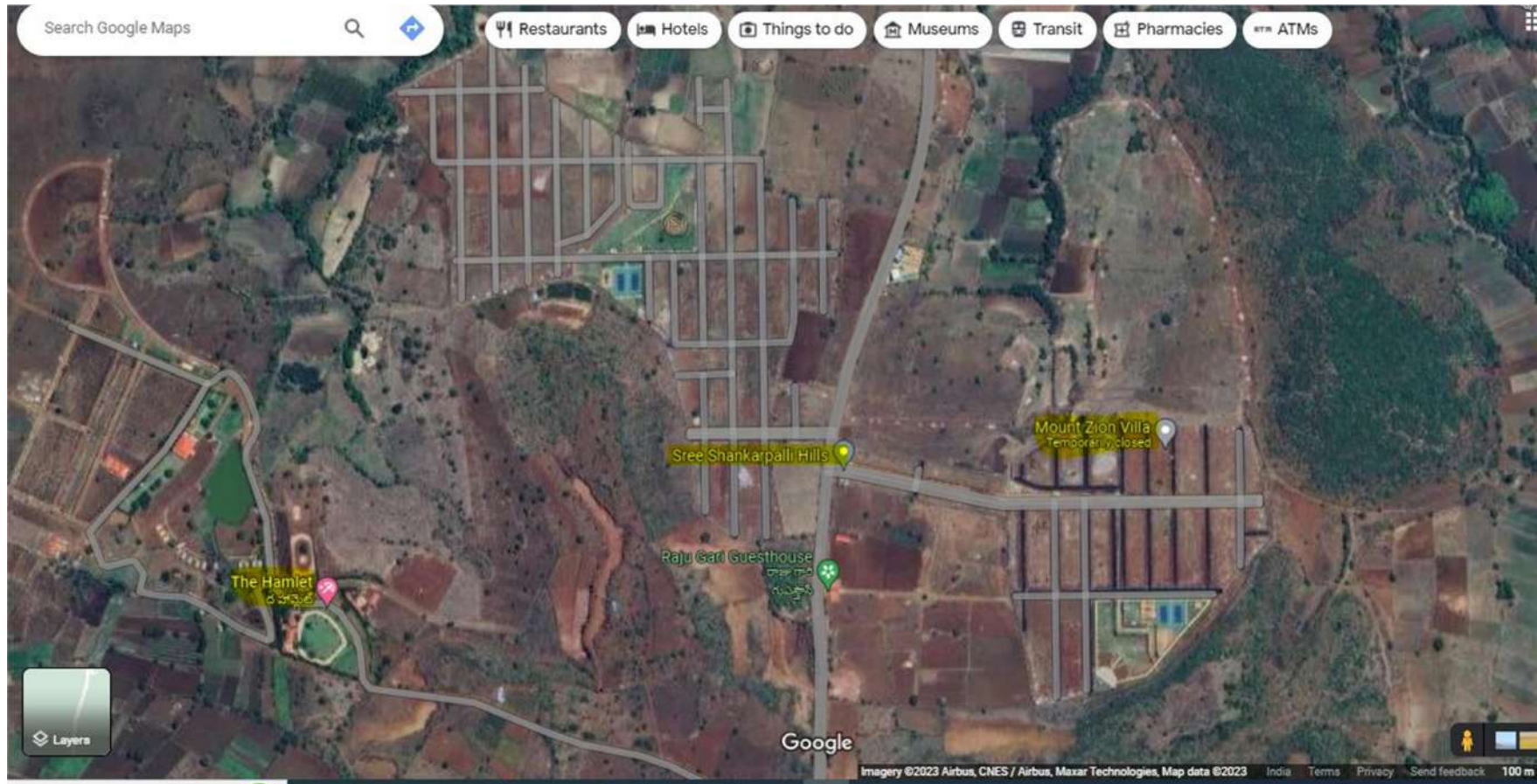
SHANKARPALLY WEST OUTSKIRTS

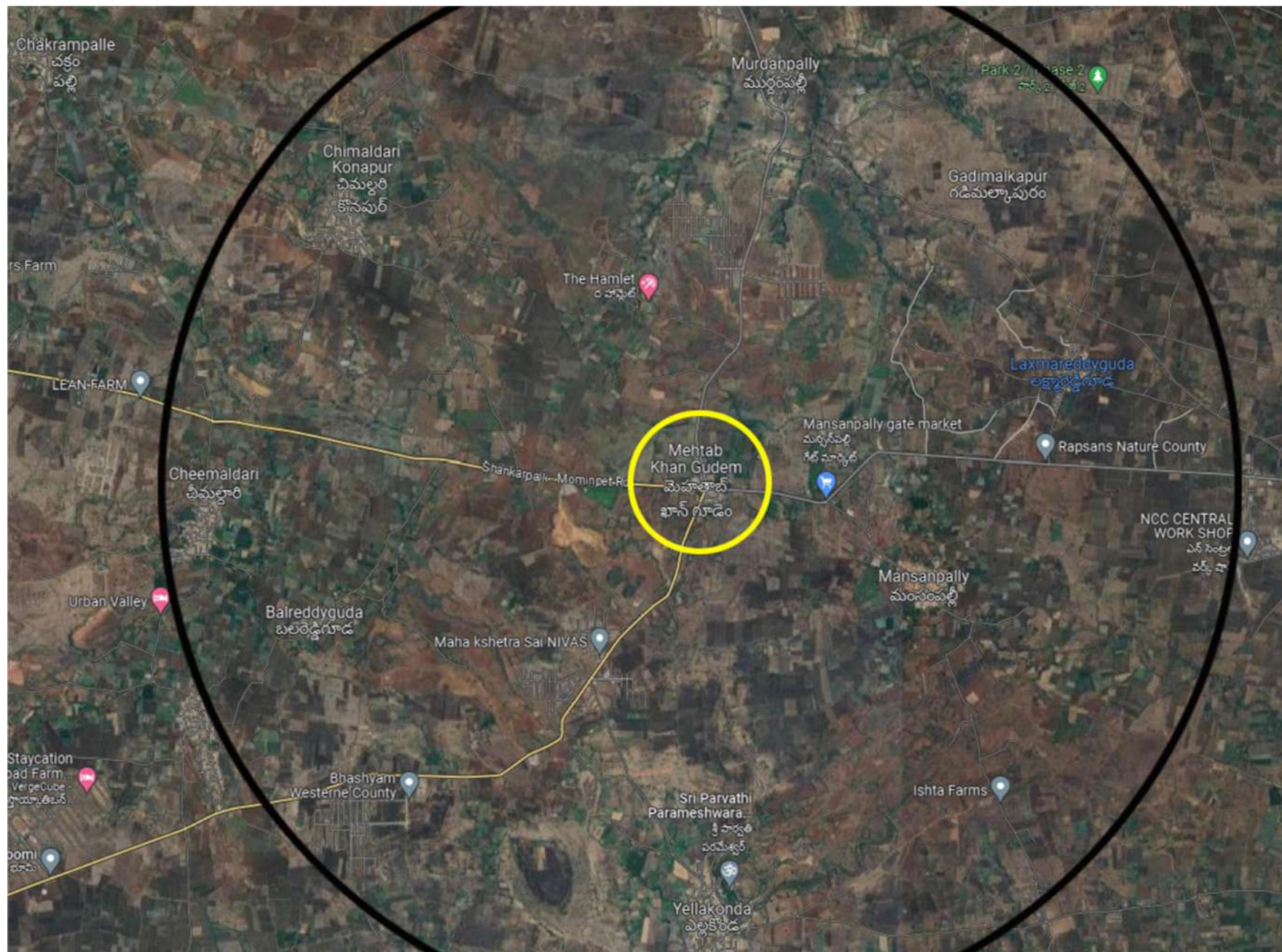


SHANKARPALLY – MEHTABKHAN GUDA



NORTH SIDE TO MEHTABKHAN GUDA THIS ROAD GOES TO SANGAREDDY TOWN (MUMBAI HIGHWAY)



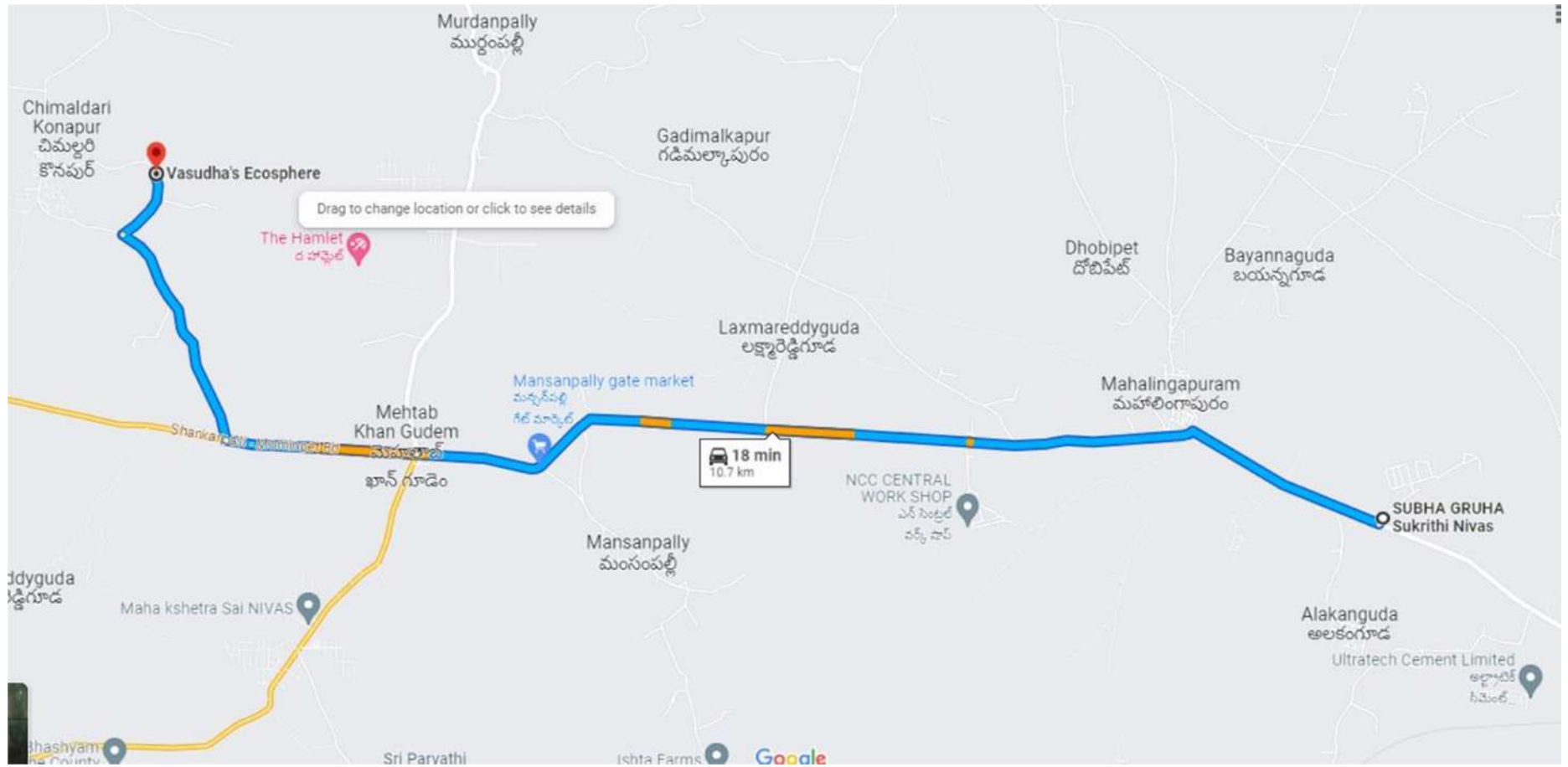


PROJECTS AFTER MEHTABKHAN GUDA

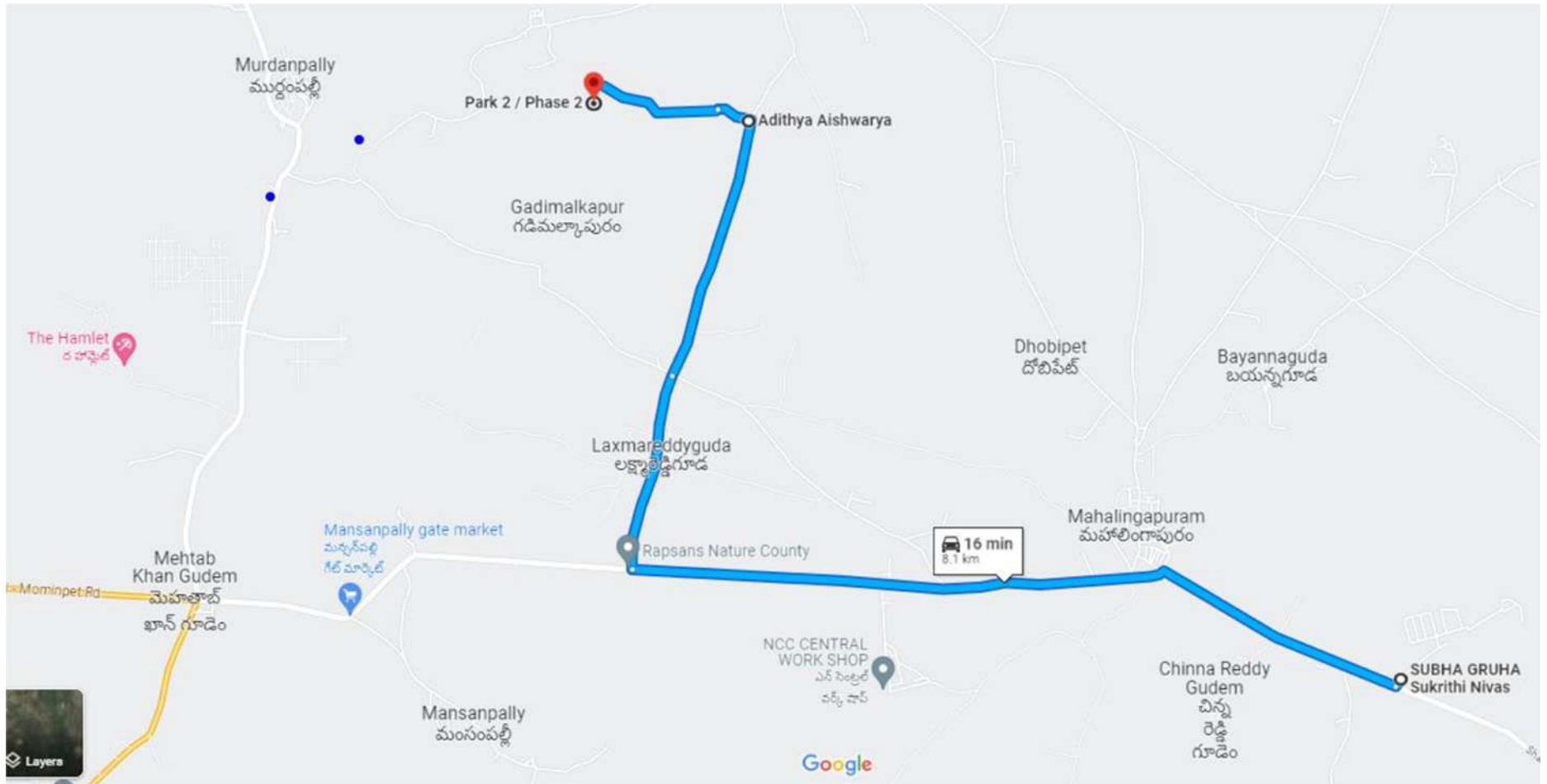
(There are more than 30 normal DTCP layouts other than what we have shown in this document)

We have referred all the Projects from Shankarpally – Subhagruha Venture, as the development has touched this point as on 2023.

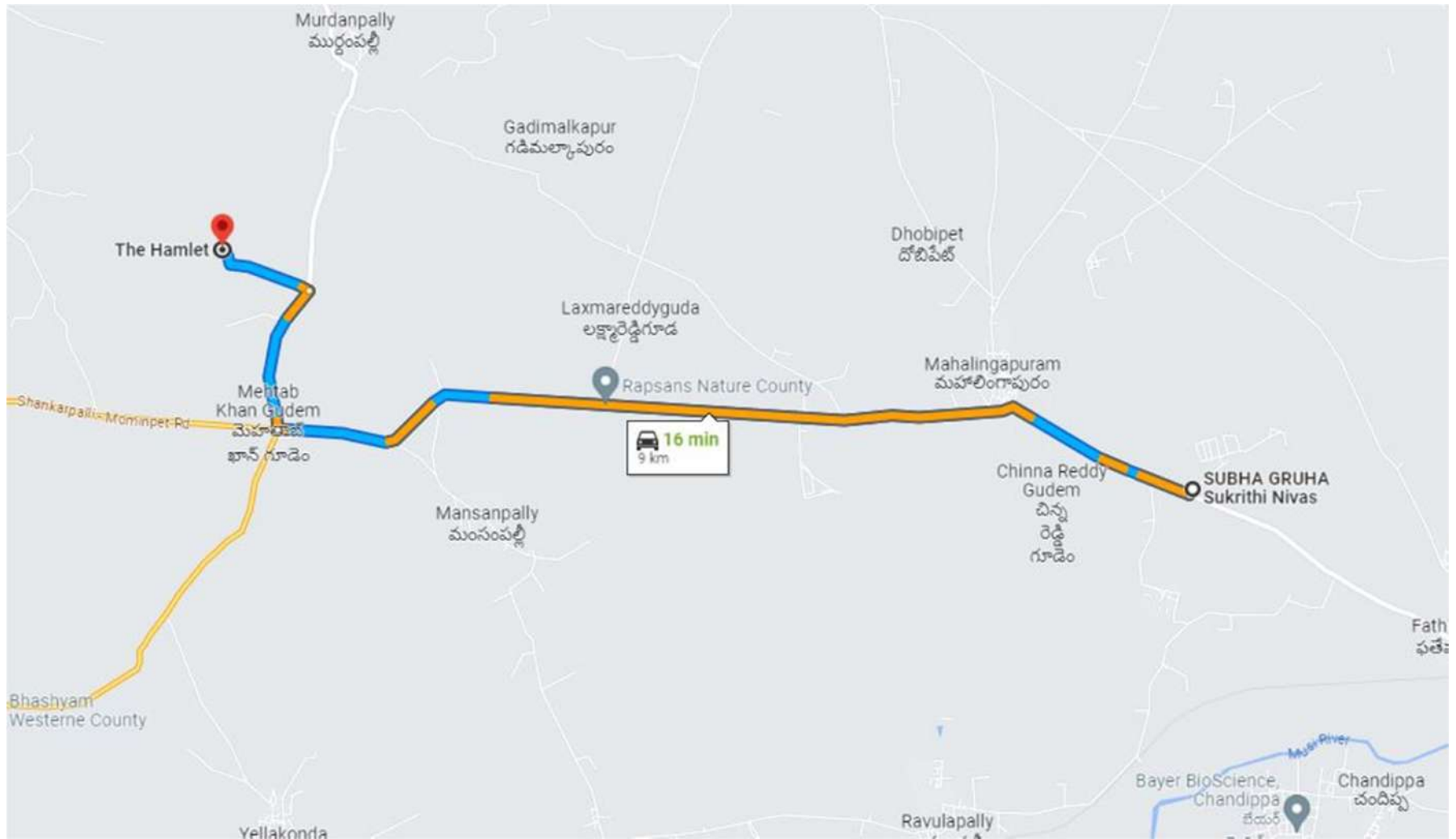
VASUDHA ECOSPHERE



PERAM ADITYA AISHWARYA



THE HAMLET CLUB



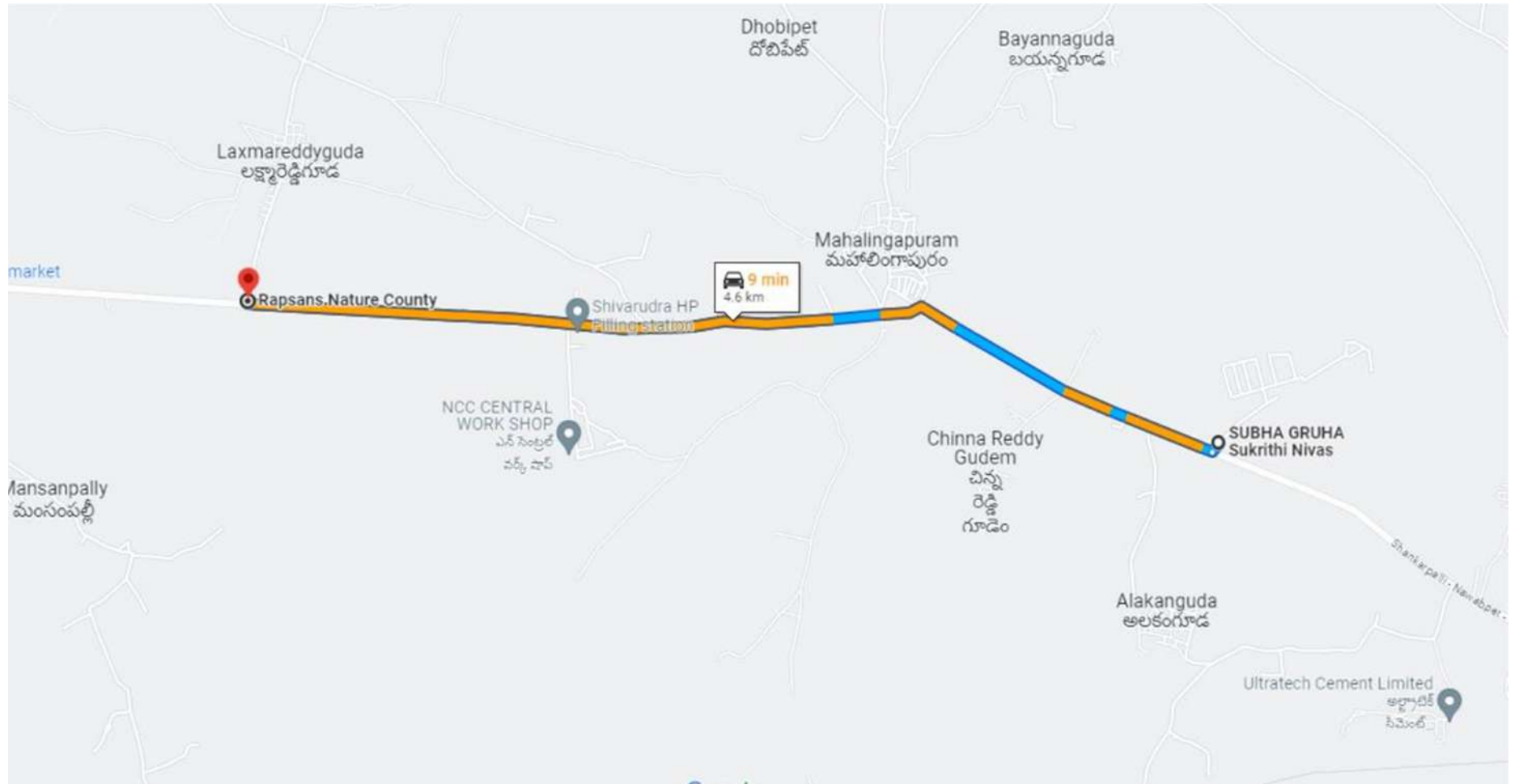




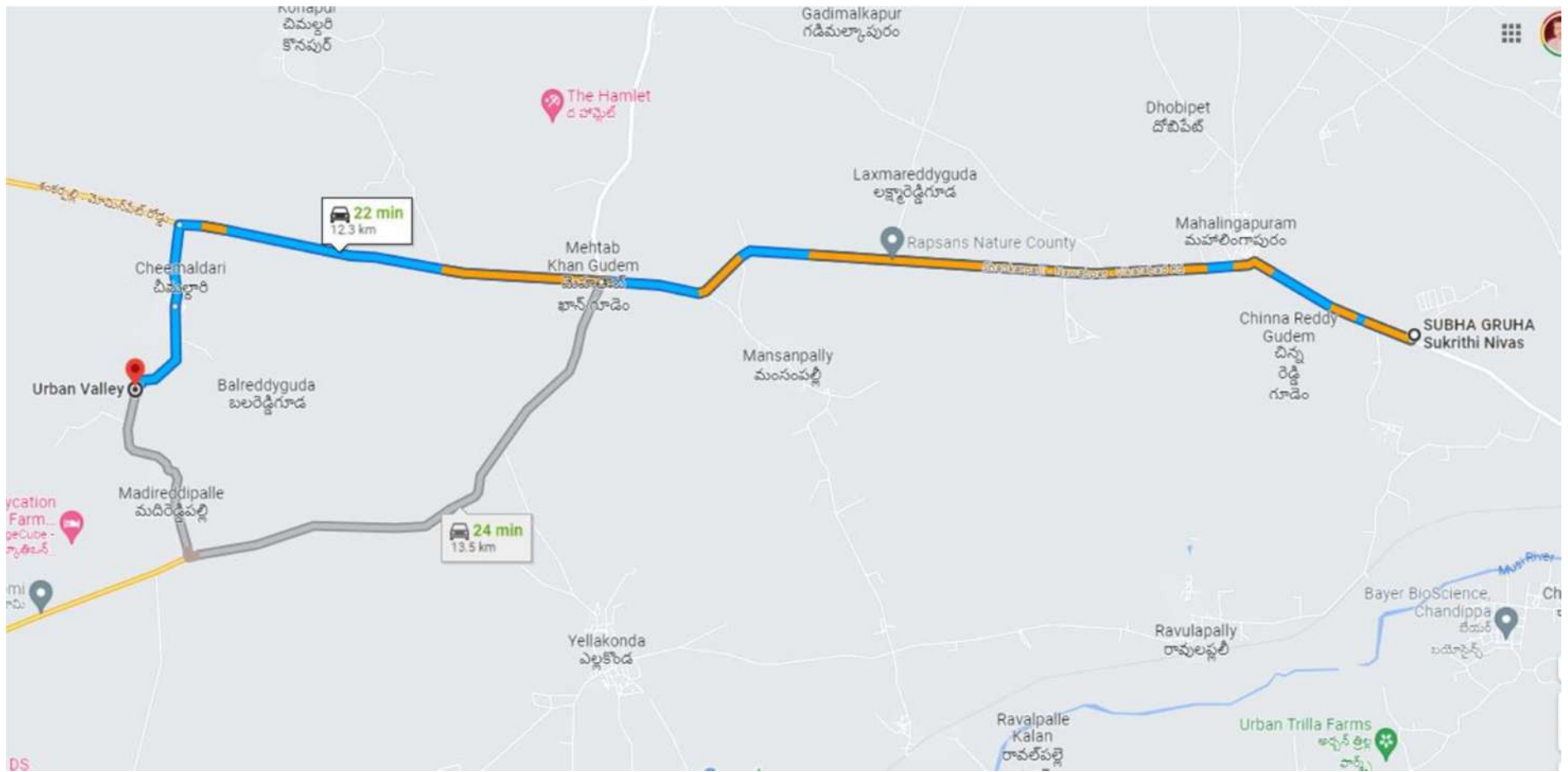




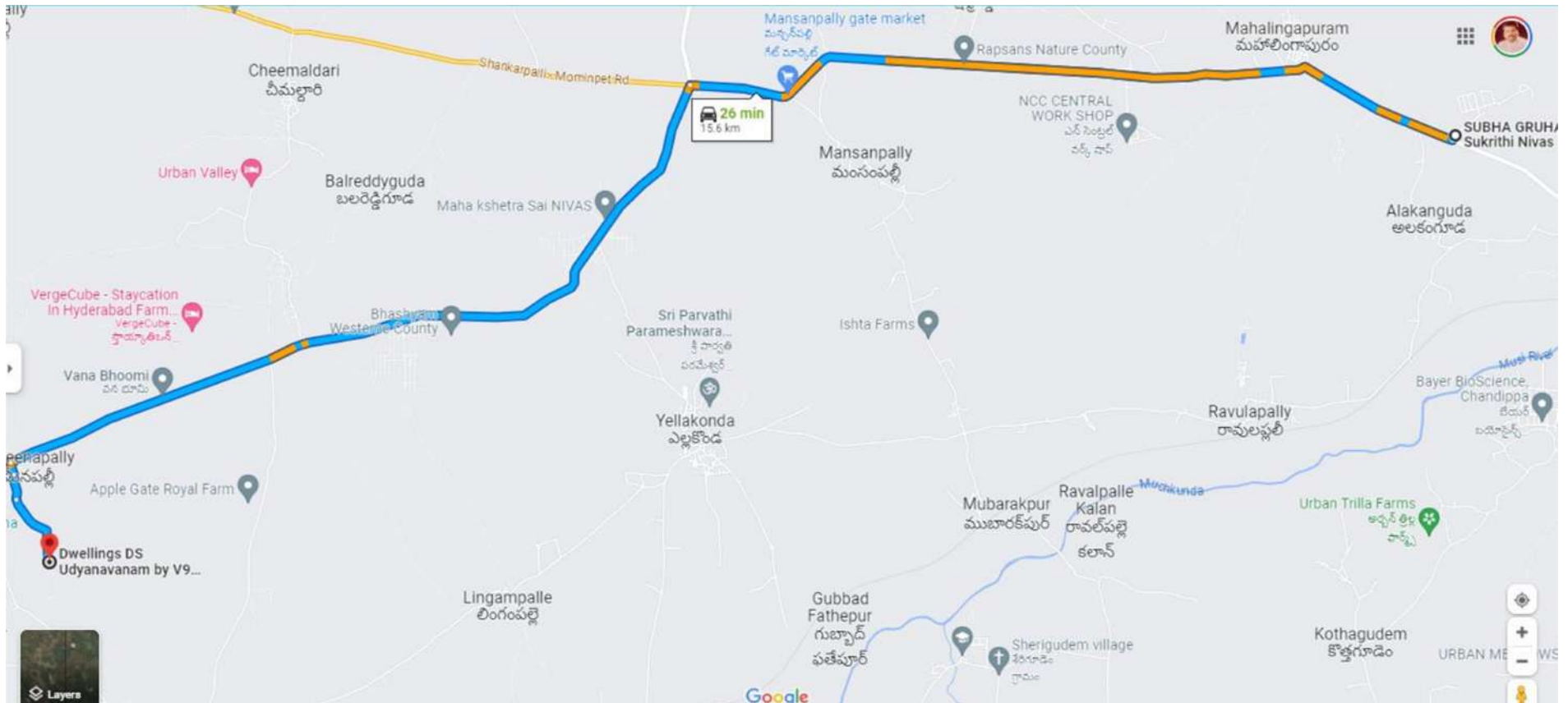
RAPSANS NATURE COUNTY



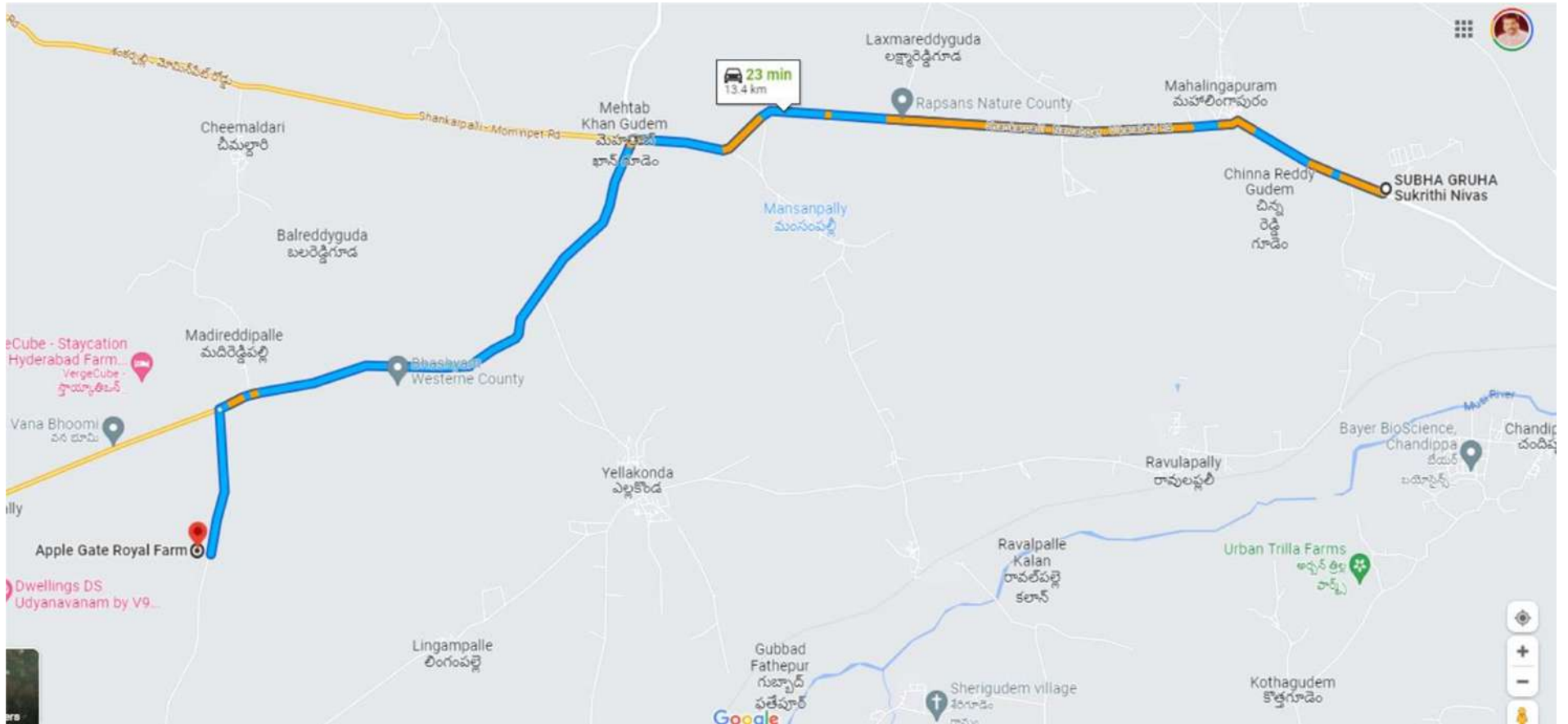
URBAN VALLEY



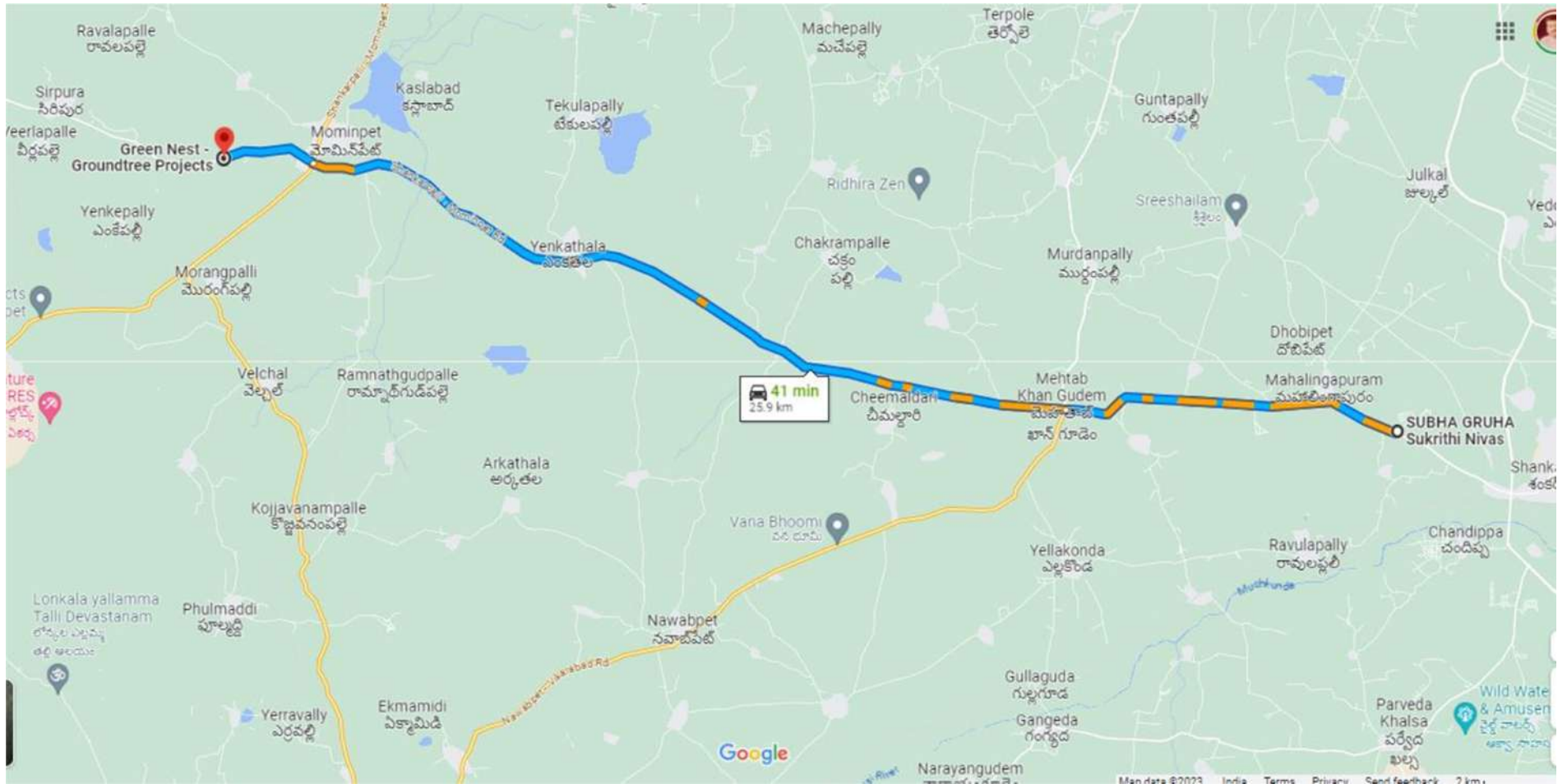
UDYANAVANAM V9 ACRES



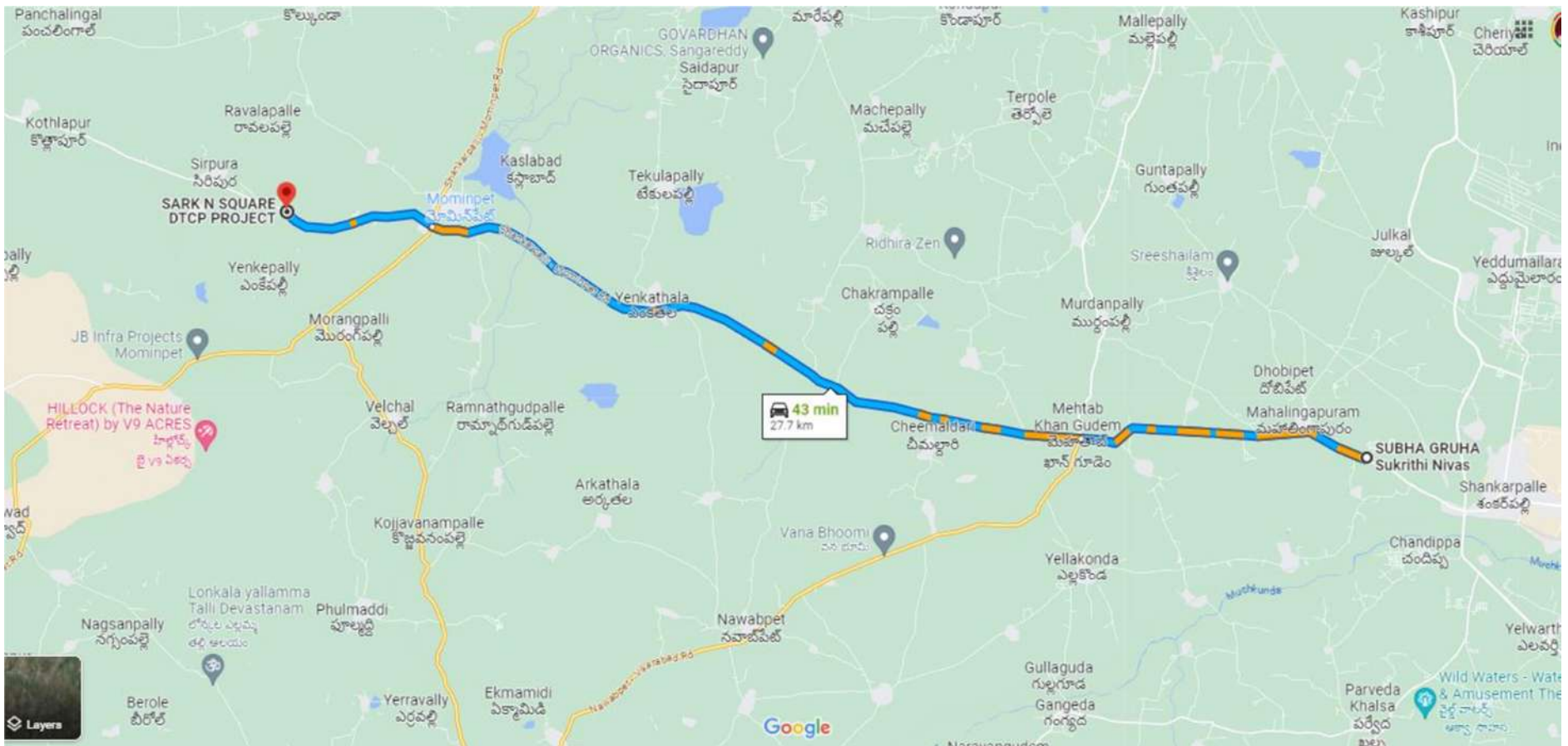
APPLE GATE ROYAL FARM



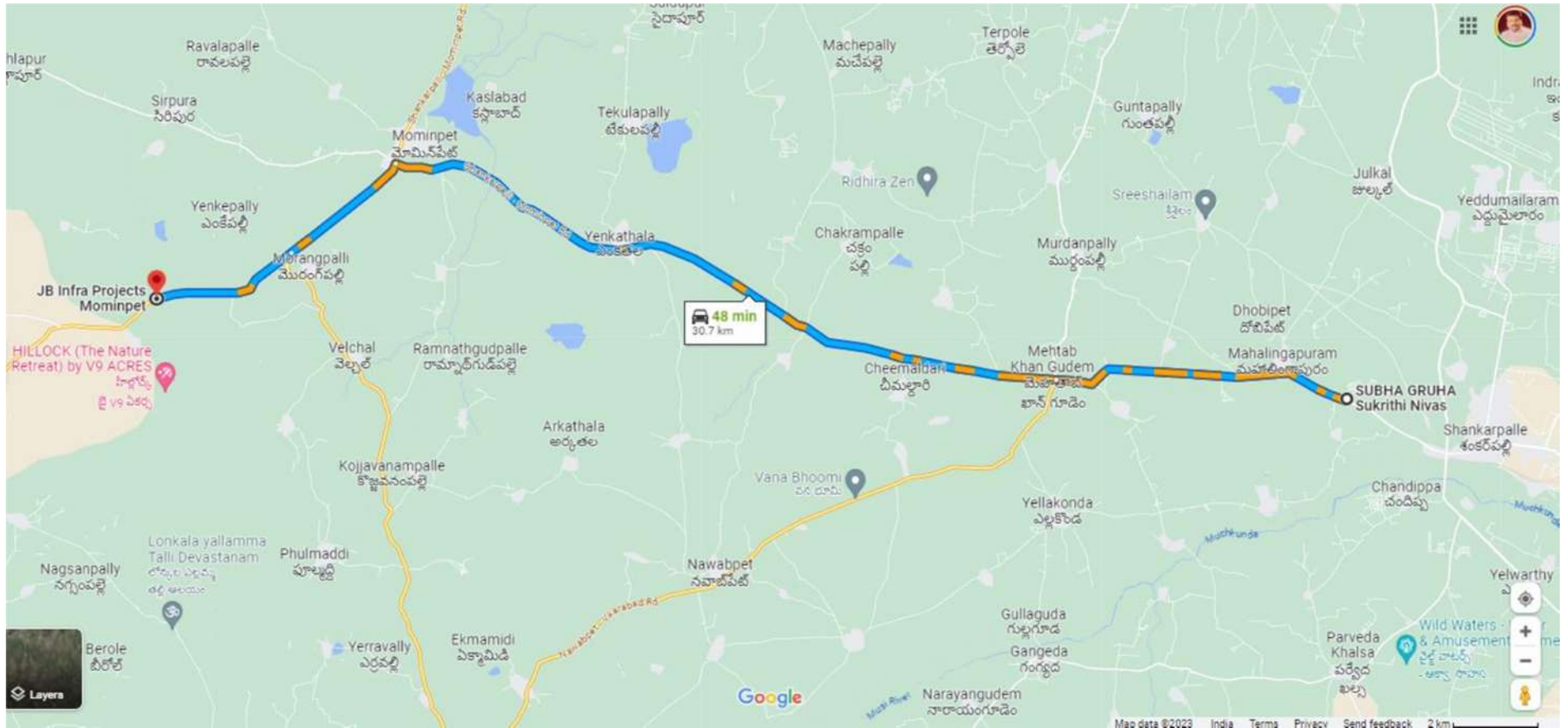
GREEN NEST - GROUNDTREE PROJECT, MOMINPET



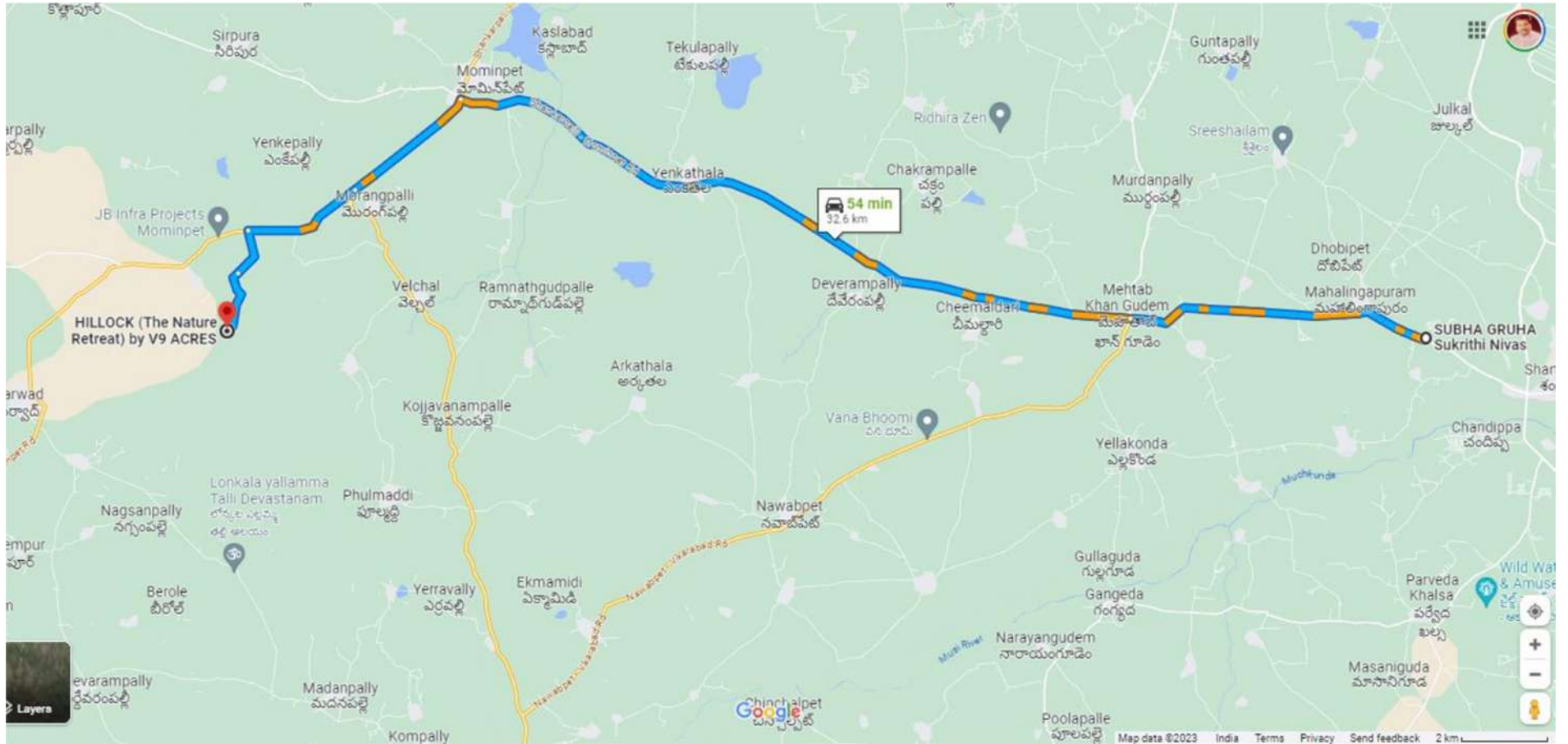
SARK N SQUARE MOMINPET



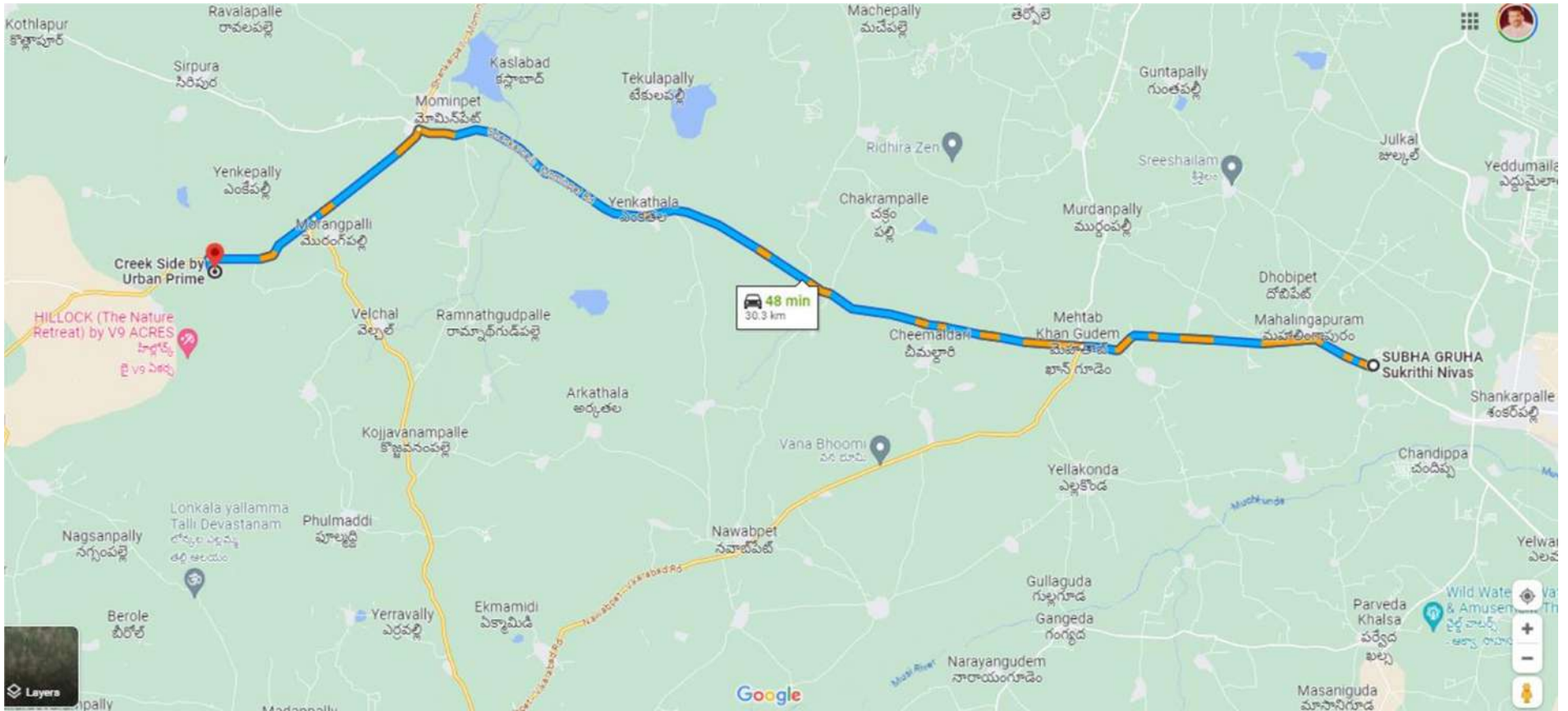
JB INFRA VILLA PLOTS



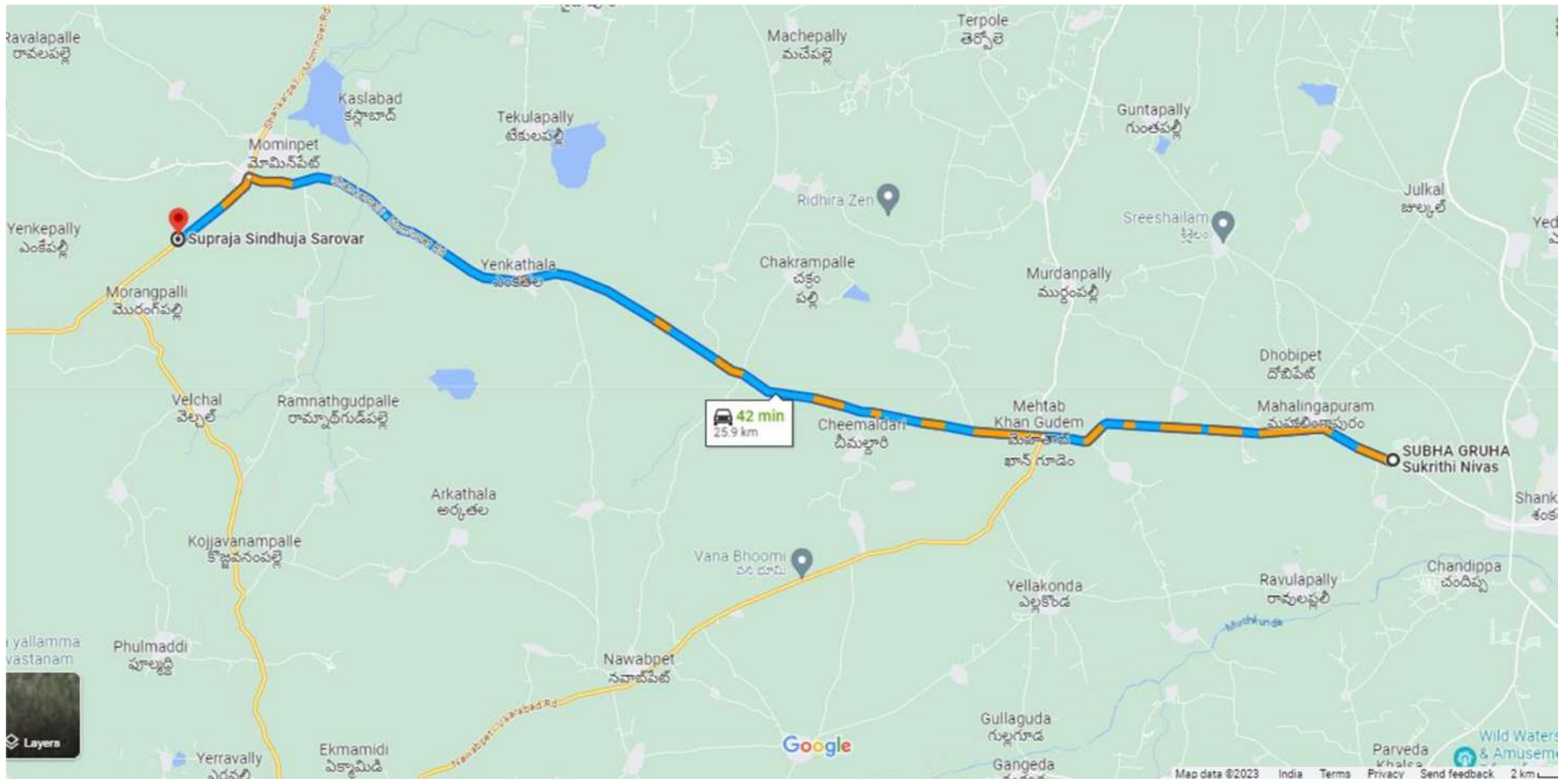
HILL ROCK – THE NATURE RETREAT



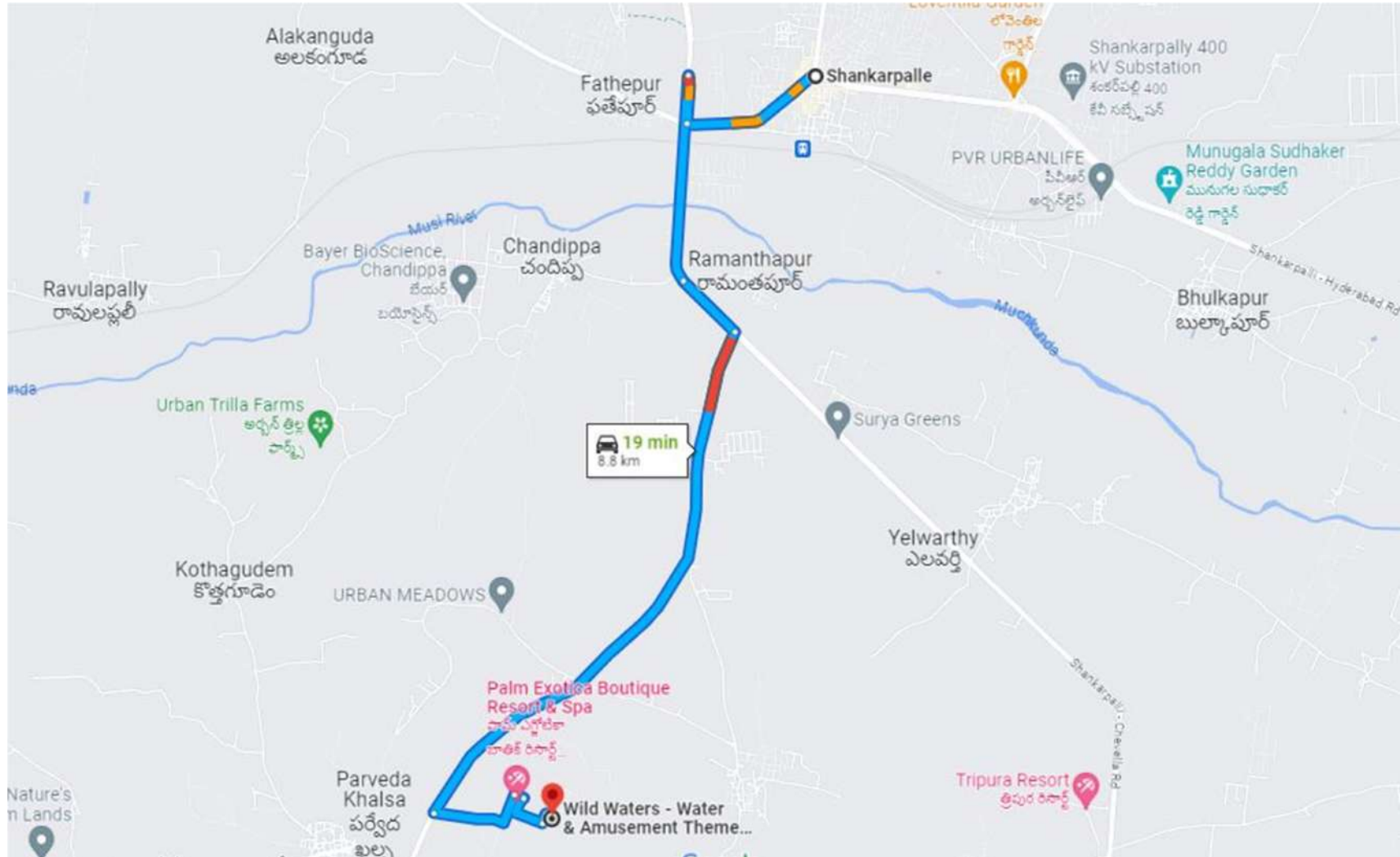
CREEK SIDE MOMINPET



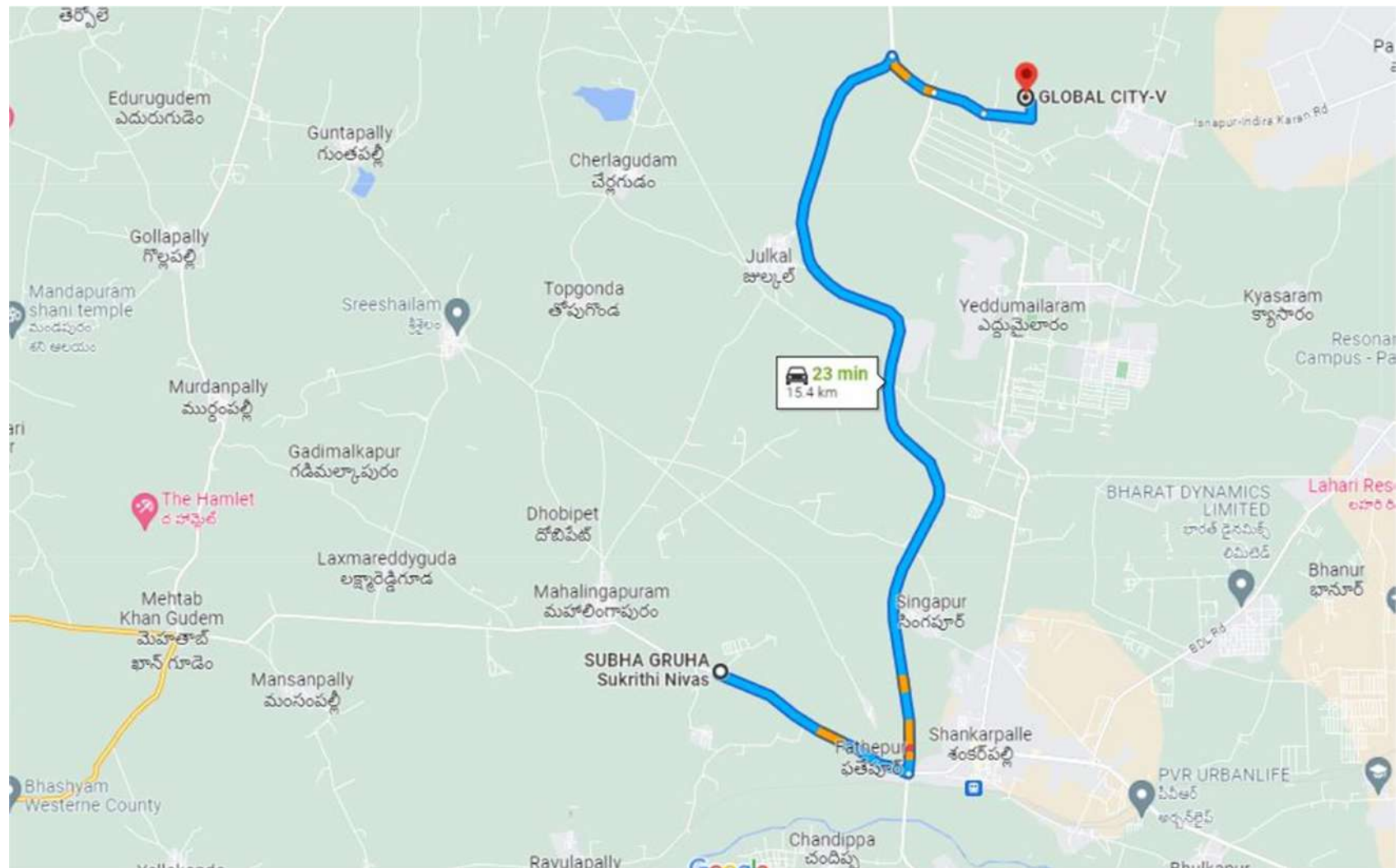
SUPRAJA SINDHU SAROVAR IN MOMINPET



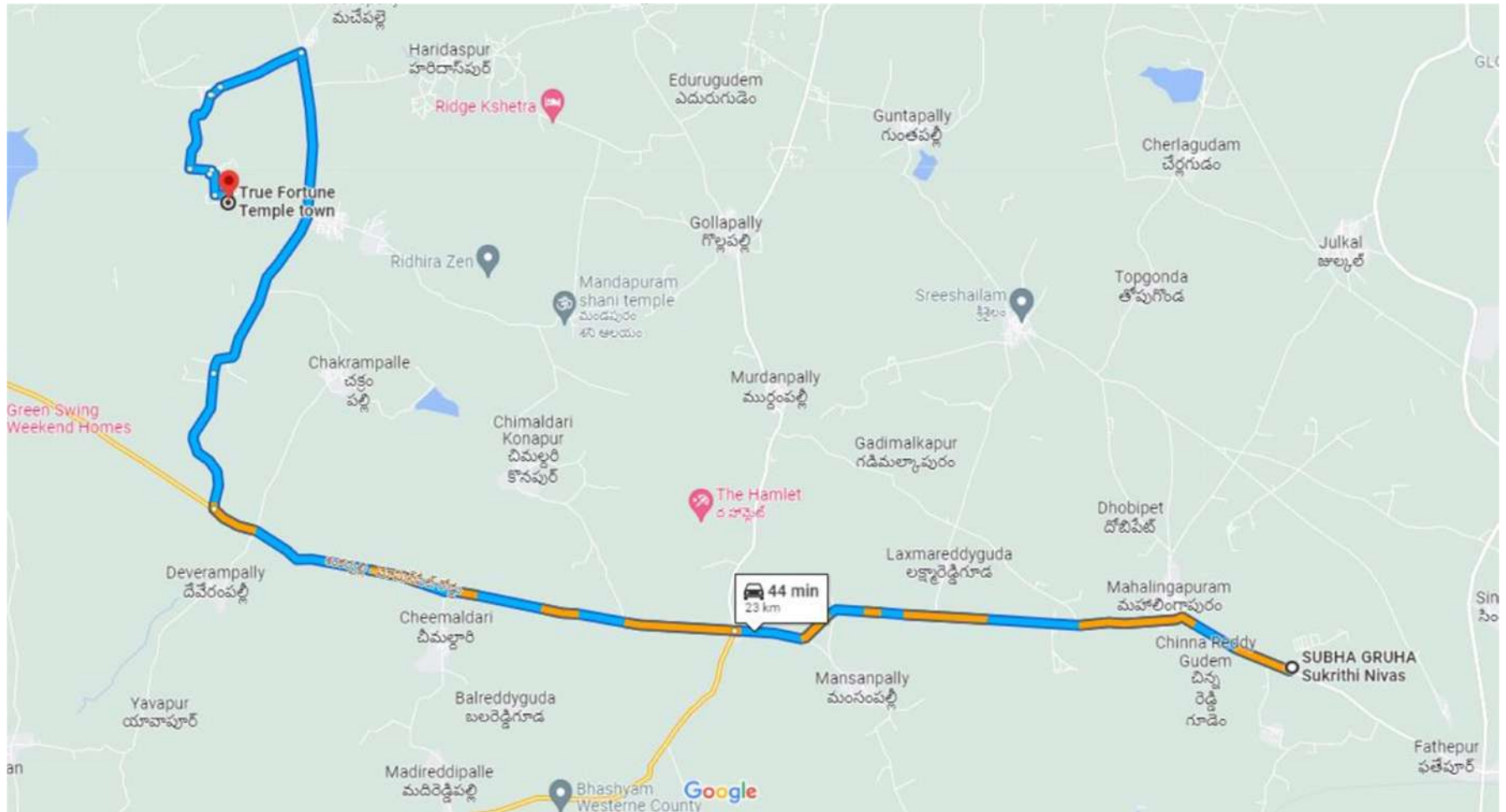
WILD WATERS



GLOBAL CITY V

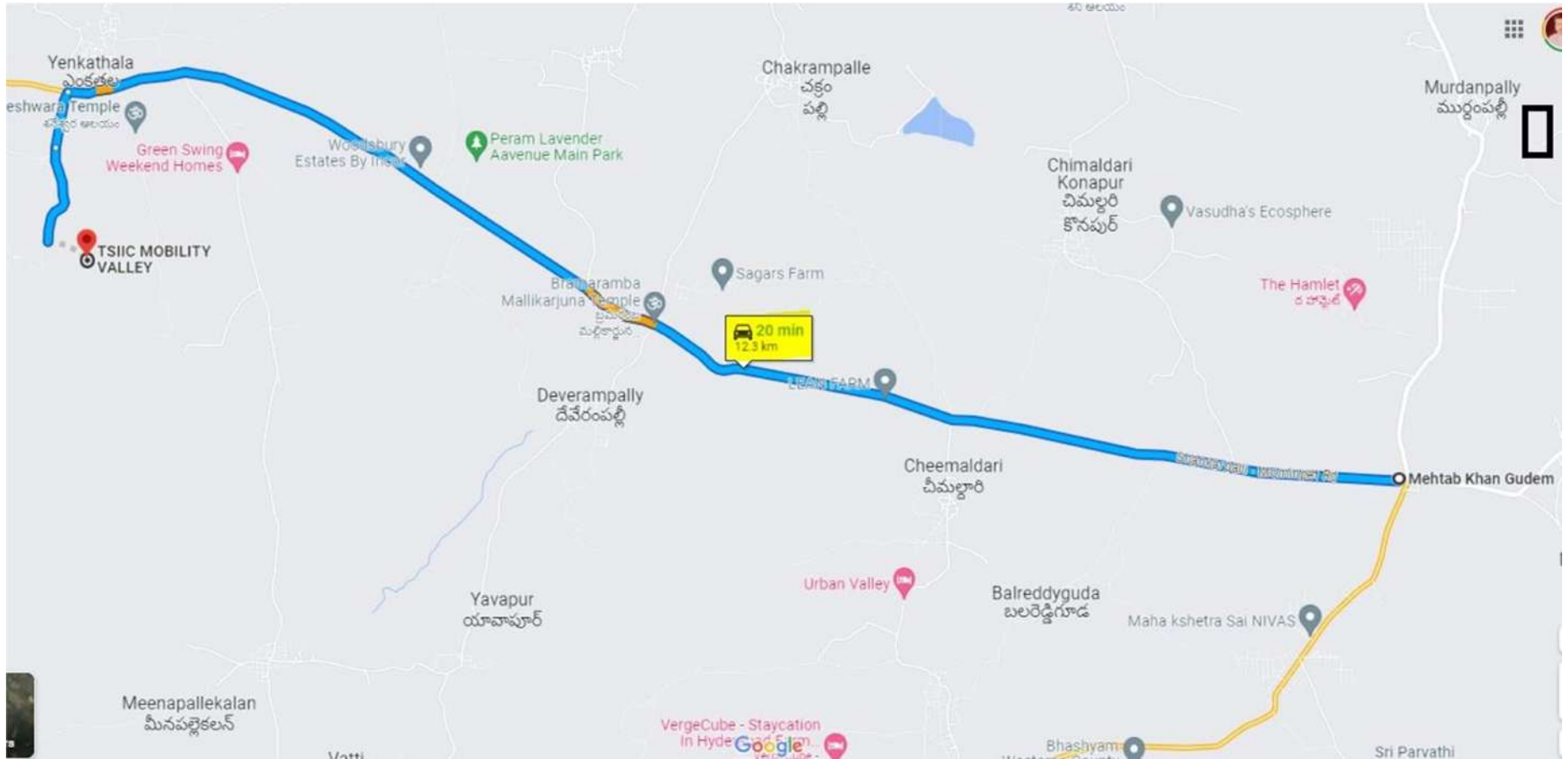


FORTUNE TEMPLE TOWN - GANGARAM



MOBILITY VALLEY

50000 CRORES INVESTMENT – 5 LAKH JOBS CREATION BY 2035



MOBILITY VALLEY IS 12KM FROM MEHTABKHANGUDA

Telangana Mobility Valley: Govt aims at ₹50,000 cr investments in e-mobility

Updated - February 06, 2023 at 06:28 PM. | Hyderabad, February 6

TMV being set by the State government to create best in class infrastructure making Telangana the most competitive destination for both manufacturing and E R&D in India

thehindubusinessline.com/news/telangana-mobility-valley-govt-aims-at-50000-cr-investments-in-e-mobility/article66477433.ece

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Information Technology Minister KT Rama Rao along with SVP- Business and Product Management Stellantis, Mamatha Chamarthi; Chevella MP G Ranjith Reddy, Principal Secretary of Information Technology; Jayesh Ranjan and others unveiling Telangana Mobility valley at the inauguration of the first edition of the Mobility Next Hyderabad EV Summit-2023, in Hyderabad

Telangana government is aiming to attract ₹50,000 crore investments in Telangana Mobility Valley (TMV) over next five years, according to Industries Minister K T Rama Rao. This aims at creating 5 lakh jobs by the year 2035.

Speaking after the formal inauguration of the first E-Mobility Week, a flagship government event, Rao said India's first New Mobility focused cluster, the Telangana Mobility Valley (TMV) is being set by the State government to create best in class infrastructure making Telangana the most competitive destination for both manufacturing and E R&D in India.

Active participation

"The vision for TMV has been created with active participation from the industry and academia. The State also engaged leading consulting firm, Boston Consulting Group to help conceptualise and develop a truly differentiated vision for the Telangana Mobility," he said.

TMV aims to facilitate companies across all segments of sustainable mobility including Electric 2W/3W/4W, advanced cell chemistry and Hydrogen cells, Tier 1 and Tier 2 Component manufacturers and auto engineering R&D companies.

Part of this, the State is developing a production cluster at Yenkaithala, 12km from Mehtabkhanga.



Mobility valley looking to attract Rs 50,000 cr

Efforts on to generate over four lakh jobs in next five years, says KTR

STATE BUREAU
HYDERABAD

"With Telangana Mobility Valley, we want to attract Rs 50,000 crore and generate more than 4 lakh jobs in the next five years," IT and Industries Minister KT Rama Rao said.

Speaking at the first edition of 'Mobility Next Hyderabad Summit' on Monday, he said for this to happen, the State was developing EV manufacturing clusters in Zaheerabad and Seetharampur, an energy storage system (ESS) cluster in Divitipally and an innovation cluster at Yenkaithala. These clusters would have the infrastructure to reduce the cost of operations for their tenants.

For instance, Telangana, at Yenkaithala, was setting up India's comprehensive shared testing and validation infrastructure that includes laboratories for EV powertrain, battery, and component tests. Connected autonomous vehicles (CAV) proving grounds would also come up in about 100 acres. "The State has signed an MoU with ATSTUV Rheinland, a German services provider, to develop and operate these facilities in Yenkaithala. It will invest Rs 250 crore in devel-



A model of the proposed Telangana Mobility Valley which will have various clusters.

oping these facilities," he said. Indian and global companies such as Olectra, Mytrah, Gravton, PureEV, One Moto, Etrio, Eto, Lite Auto, and others have invested in Telangana.

Hub for automotive

The State also emerged as a leading hub for automotive engineering research and development with players

Stellantis, ZF, Hyundai Mobis, Micron, Bosch, Ficoso announcing their plans. Hyderabad was also leading in the development of advanced driver-assistance systems, digital cockpit solutions, vehicle-to-everything (V2X) connectivity, automotive cybersecurity, and others, he said.

"Hyderabad will become the first city in India to host

the Formula E race. The e-prix coming to Hyderabad and India for the first time ever is a testament to the progress here," he said, adding "Telangana is now the second largest producer of solar energy per unit landmass in the country and installed solar capacity is about 4.6 GW (about 20% of Telangana's energy output)."

Key EV investments

- Amara Raja to set up a Li-ion Giga factory with about **₹9,500 cr**
- Hyundai to invest **₹1,400 cr** for setting up Automotive Proving Grounds
- Bilte Electric to spend **₹1,100 cr** for setting up an electric three-wheeler manufacturing facility
- Allox to invest **₹750 cr** for India's first multi-gigawatt Cathode manufacturing unit
- Attero setting up battery recycling plant with **₹600 cr**
- Gravton has plans for an electric two-wheeler manufacturing facility with **₹150 cr**
- Apollo Tyres setting up its Digital Innovation Centre for driving efficiency
- Bosch Global Software Technologies to hire **3,000** employees to develop AI and safety solutions in automotive
- Fisker set up its first facility outside the US for developing engineering R&D
- MG Group has an EV Park in Hyderabad to support startups
- TS, with TASK, has set up Kalam Centre For Automotive Excellence to upskill youth in E-Mobility



THE NEW
**INDIAN
EXPRESS**

Telangana on a mission to create world-class mobility valley: KTR

EXPRESS NEWS SERVICE
@ Hyderabad

IT & Industries Minister KT Rama Rao on Monday said that the State government is on a mission to create one-of-its-kind Telangana Mobility Valley in Yenkaithala in Mominpet Mandal, Vikarabad district in partnership with multiple automotive original equipment manufacturers (OEMs), suppliers, technology companies, and startups.

Speaking after inaugurating the Global Capability Center (GCC) of the US-based Advance Auto Parts in Hyderabad, Rama Rao said that the State is look-

ing forward to Advanced Auto Parts being a big part of the world class Telangana Mobility Valley (TMV) being developed by the State government. It will be partnering with the TMV for building the automotive ecosystem in Hyderabad.

Advance Auto Parts GCC will be the epicenter of shared capabilities with 65,000 sq. ft. space with over 450 employees and 150+ partner resources. The facility in Hyderabad is the second largest software development center for Advanced Auto Parts in the world and the largest outside of its headquarters

in Raleigh, North Carolina, USA.

Rama Rao said Telangana's focus on digitization and industry friendly policies translate to it becoming a destination of choice for global investors like Advance Auto Parts. "With Hyderabad's growing R&D prowess and extraordinary talent pool, it is serving more than 1,000 global innovators in their Research & Development, across sectors. A leading Fortune 500 automotive parts provider company setting up its Global Capability Center in Hyderabad, is a testimony to the investor friendly policies of the State," he added.



హిందూత్వంలో సామవాయం అంటే 'మొదటిది' అన్న ప్రాచీనానానా సమ్మతిలో చొట్టానా మంత్రి కేరణి. ఎవరి ఇంటికి వెళ్లి, వోల్టేజీ గ్రామ జంబీయా ఫ్రెసిడింట్ నిమకావారి, గ్రోత్ అసోసియేషన్ ముఖా రామర్త తదితరులు

1,200 ఎకరాల్లో తెలంగాణ మొబిలిటీ వ్యూహం

- విస్తీర్ణంలో 50 మేటర్లకు పైబడ్డందుకు, 4 కక్షల ఏరియాలు
- 3 వార్డాల్లో 3 మేటర్లకు పైబడ్డందుకు
- మొబిలిటీ నెక్స్ట్ ఫ్యూరరాలకు నడుచుదామో మంత్రి కోరే
- రాష్ట్ర ప్రభుత్వంతో పలు కమిటీల ఏర్పరచాయి

[illegible][illegible]

ప్రభుత్వమును ఆగ్రహించినది. ఇటువంటి
క్రమేన, పార్లమెంటులో లాంచ్ చేసిన కమిటీని తెలుగు
తెలుగువారి కను యొగిస్తున్న పాతాళ
మేమువారిని గుర్తించును. అదే హిందూ
మతమును బ్రతికే దురాగతమును ముందు
లోకమును సాగుచేసే పాతాళము తెలుగు
వారికి పాతాళము చేసినదిగా గుర్తించును.
దీని ప్రాధాన్యమును బట్టి సహజముగా పాతాళ
మును బట్టి మనము వచ్చి మిమ్ము సహజము
లోనుండి ప్రాధాన్యమును గుర్తించును. తెలుగు
వారందరూ తెలుగును మొదటికి వాస్తవి
కముగాను ముందు చేసిన అభిప్రాయము.

ప్రభుత్వము చేసిన కమిటీని అభిప్రాయము

తెలుగువారికి 250 కోట్ల ప్రభుత్వమును
ప్రభుత్వము అదే హిందూ మతమును (నీతిని)
మనకు రామాయణము, బైబిల్ లో ప్రభుత్వము
మనకు రామాయణము, బైబిల్ లో ప్రభుత్వము

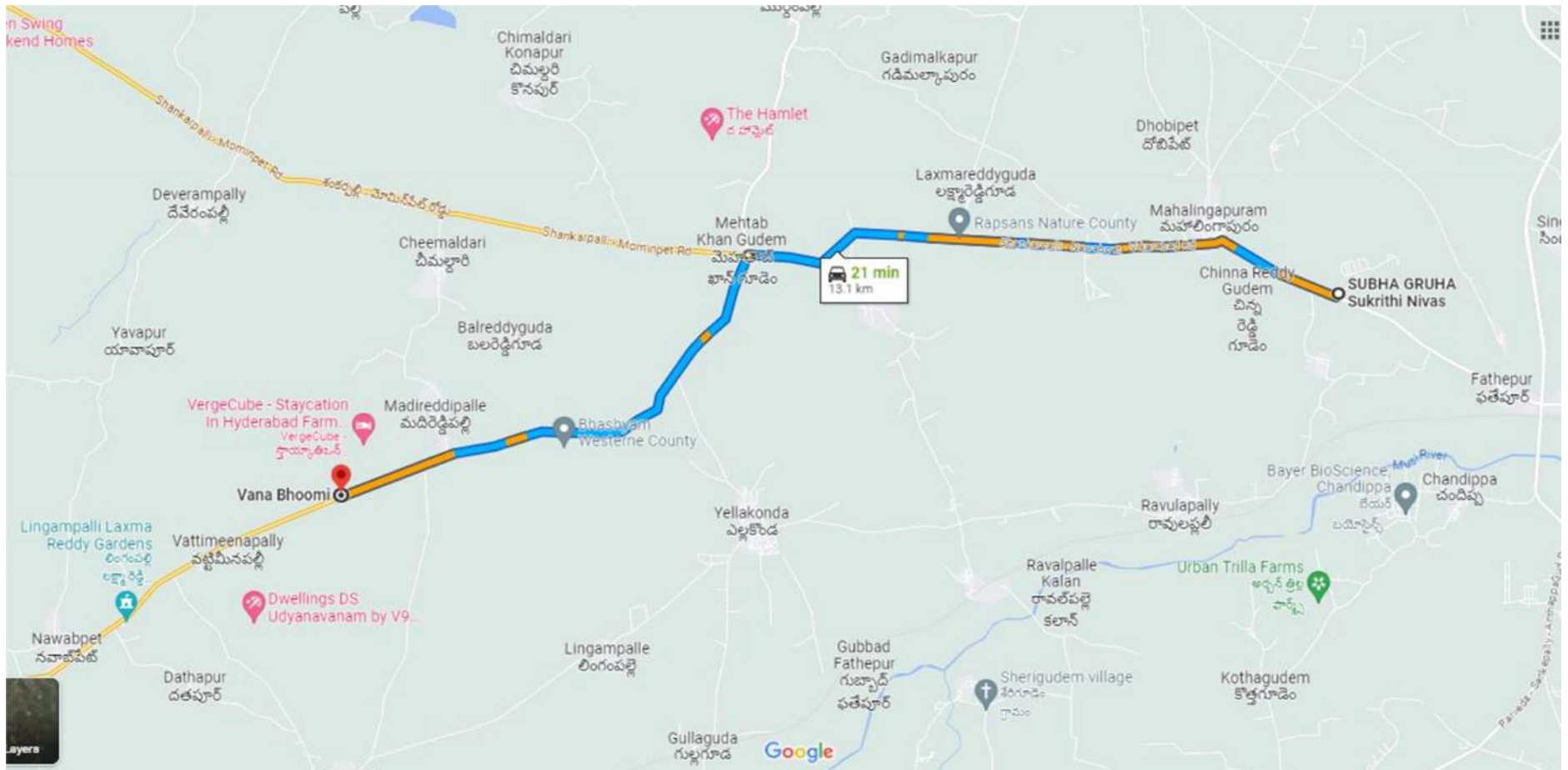
- విమల గంగా-పూర్వపు నైరుతకు అను రూపా కలిపిన దూ. 9,500 కిలో పియ్యపు పట్టువస్తుంది.
- ప్రాచీన గ్రామం పేరే నేడులాంటి పూర్వపును అంటే పట్టణం నున్నది 1400 కిలో పియ్యపు పట్టువస్తుంది.
- ఉపాధ్యక్షుడు కమలాదేవ్ కేసరిపు నైన నకు వచ్చి ఎంపీటీసీ కలసి 1,100 కిలో పియ్యపు పట్టువస్తుంది.
- చీరలలోని ముడతలకాని మట్టి గానా వారి వ్యాలిలో ఉపయోగ పుట్టిన నకు అలాగే నున్న దూ. 750 కిలో పియ్యపు పట్టువస్తుంది.
- బ్రాహ్మణీ దేవస్థాని నైరుత పర్యాటకుల అంటే కలిపిన దూ. 800 కిలో పియ్య పు పట్టువస్తుంది.

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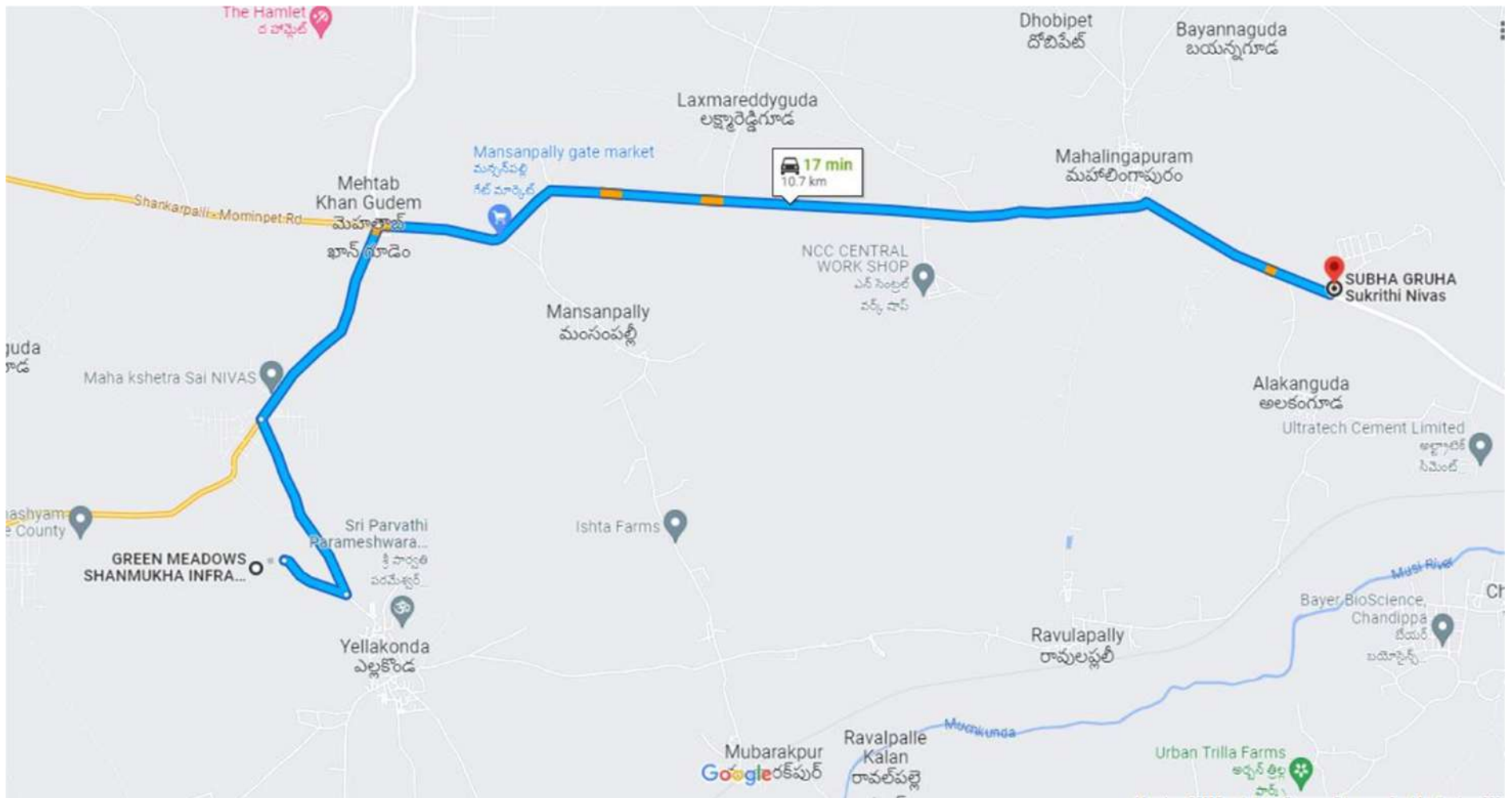


VANA BHUMI

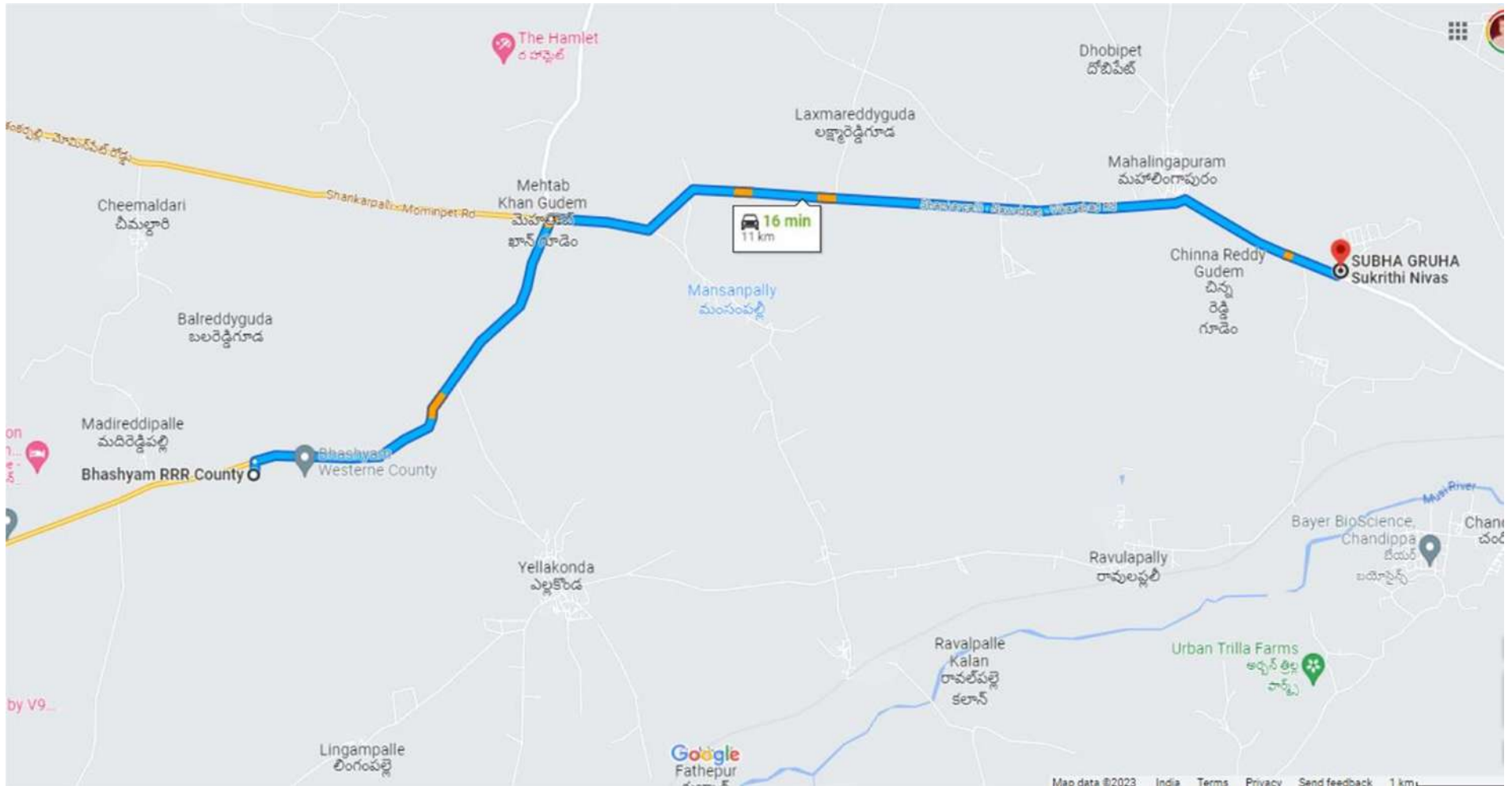
IB INFRA DEVELOPERS



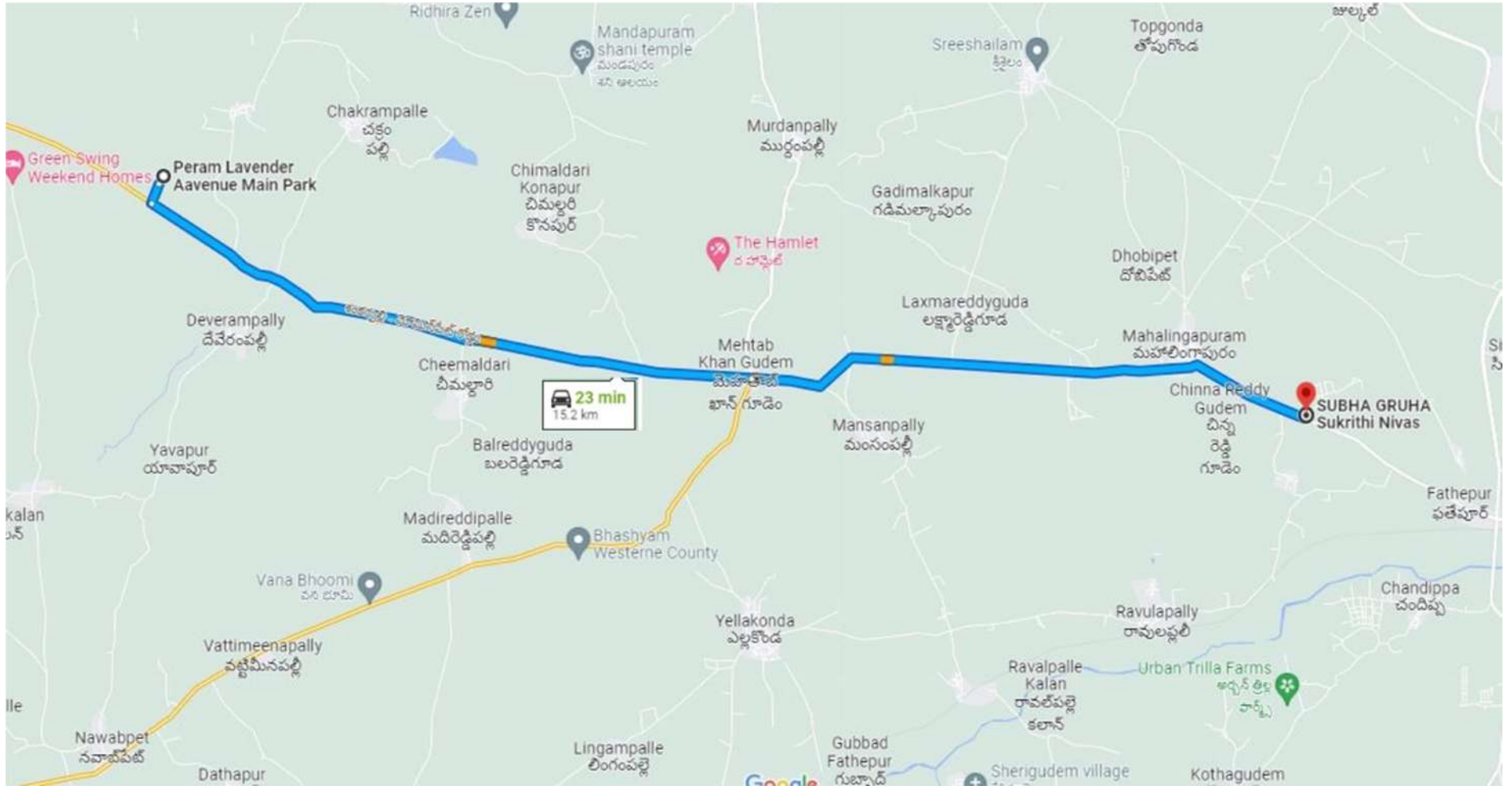
SHANMUKHA SANNIDHIS GREEN MEADOWS



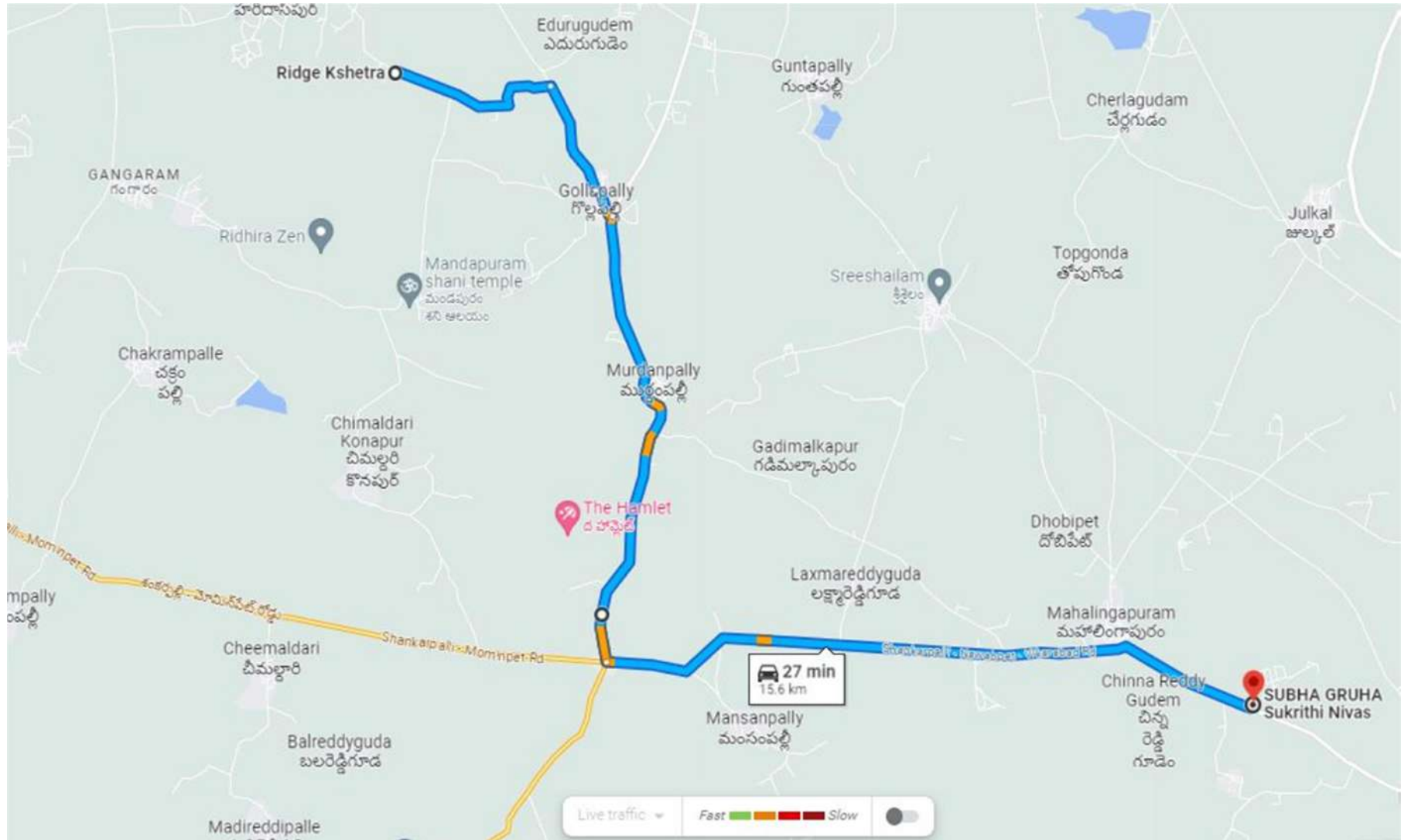
RRR BHASHYAM COUNTY

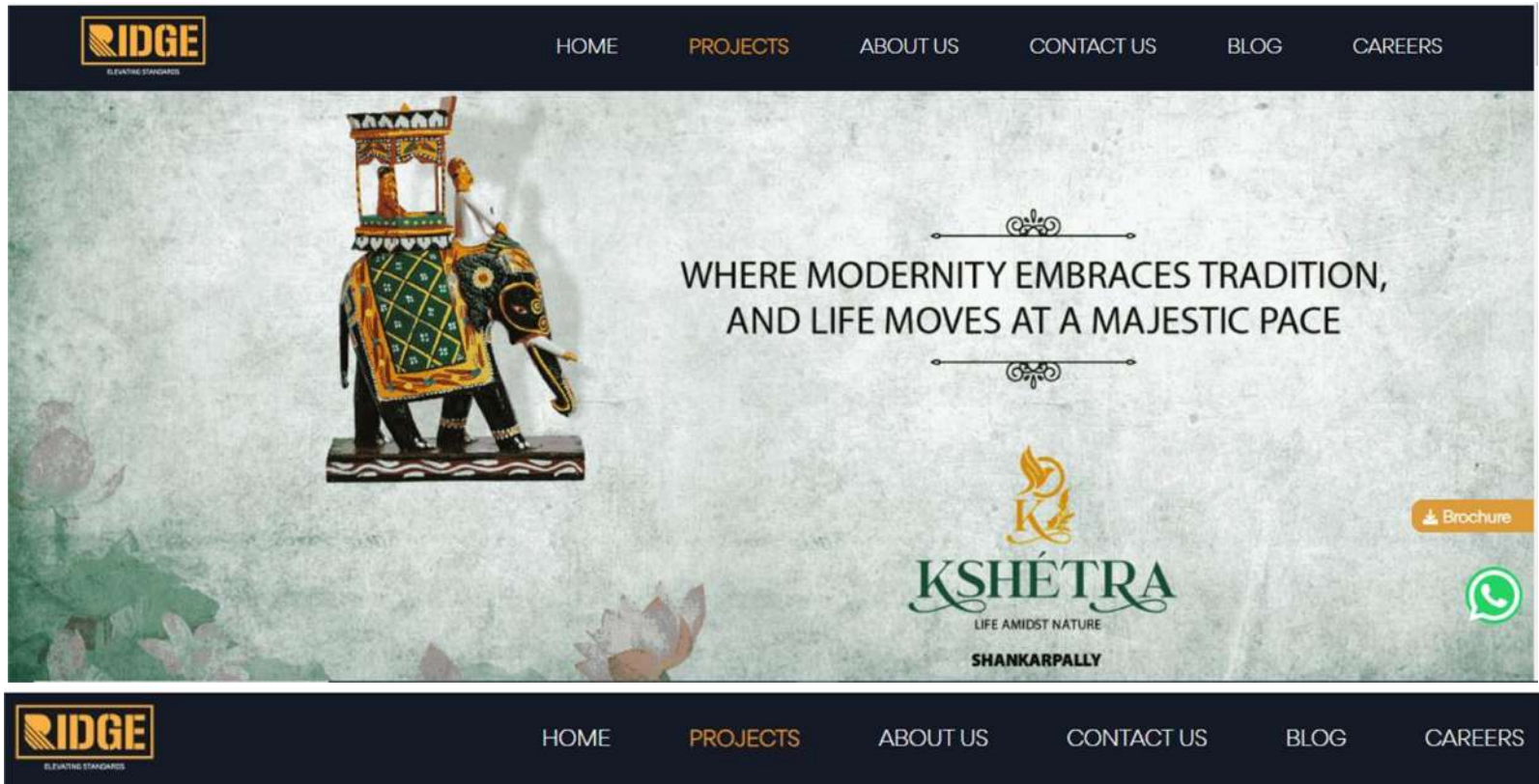


PERAM LAVENDER



RIDGE KSHETRA



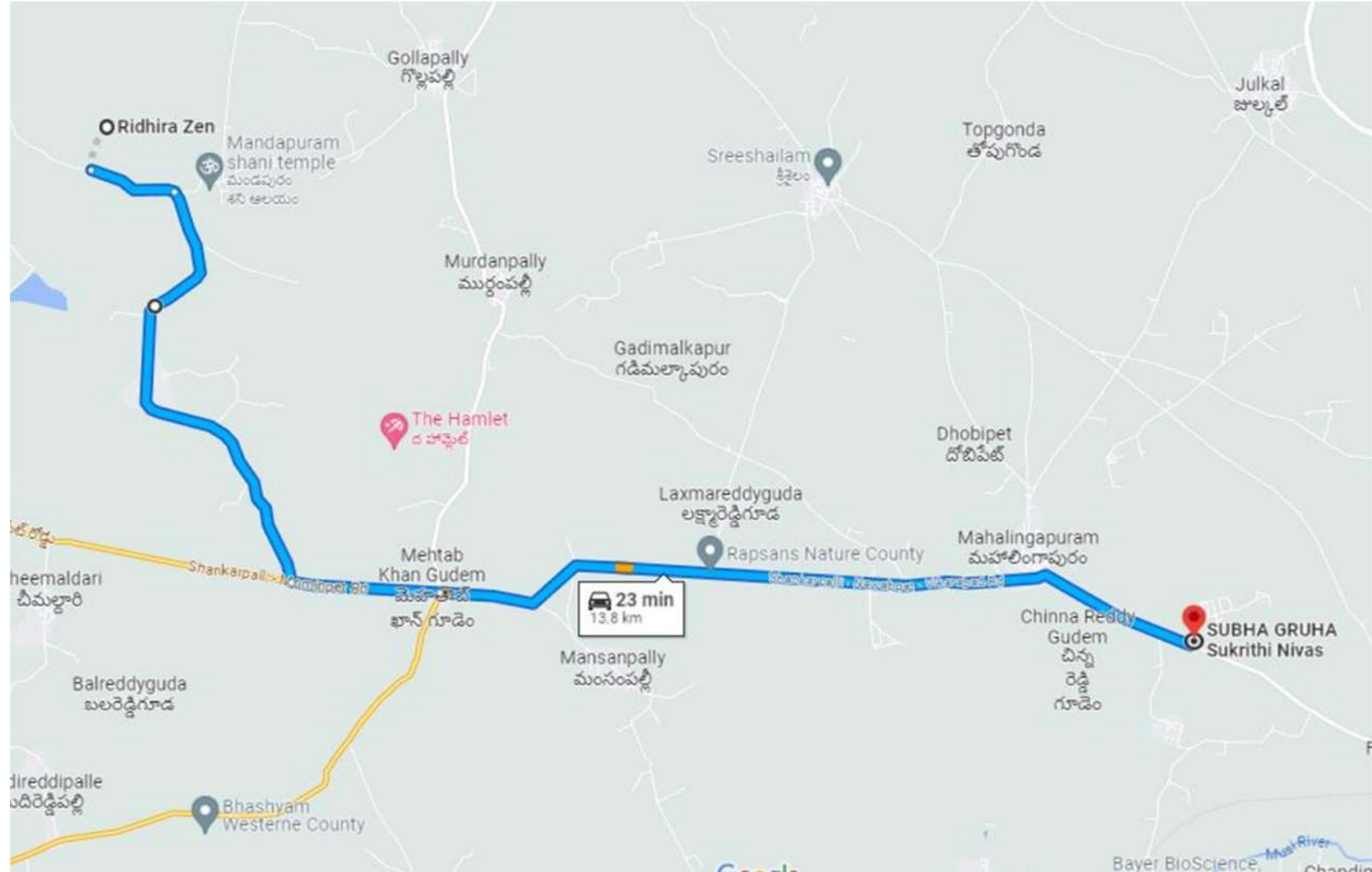


KSHETRA

Welcome to RIDGE's "Kshetra" – a community where nature-centric traditions make a grand comeback.

Kshetra is not just another residential area, but an amazing place enrooted to the glorious tradition and facilitated with ultramodern amenities. You can choose from different plot ranges, various individual homes and magnificent villas. All of this comes along with amazing recreational options and ample greenery.

RIDHIRA ZEN – WELLNESS CENTRIC SERVICED VILLAS (2.5 KM AFTER SITE-1)





A Wellness-Themed Resort Community | Ridhirazen Shankarpally

The wellness pioneers at O2 Spa bring you India's first resort living community that gives



Not Your Average Plots & Villas!

The villas and plots are managed and maintained by a professional resort operator with extensive experience in their industry, guaranteeing that you enjoy a worry-free and stress-free lifestyle. You will never be bored thanks to the resort's steady stream of activities conducted by professionals. Because your villa is connected to a branded resort, the value of your property skyrockets. Not only that, but you can also rent out your villa on Airbnb and have the resort offer all of the necessary amenities, or you can lease the villa to the resort and have it accessible for resort rentals.

DIGITAL BROCHURE →



PLOTS

<https://ridhirazen.com/digital-brochure/>



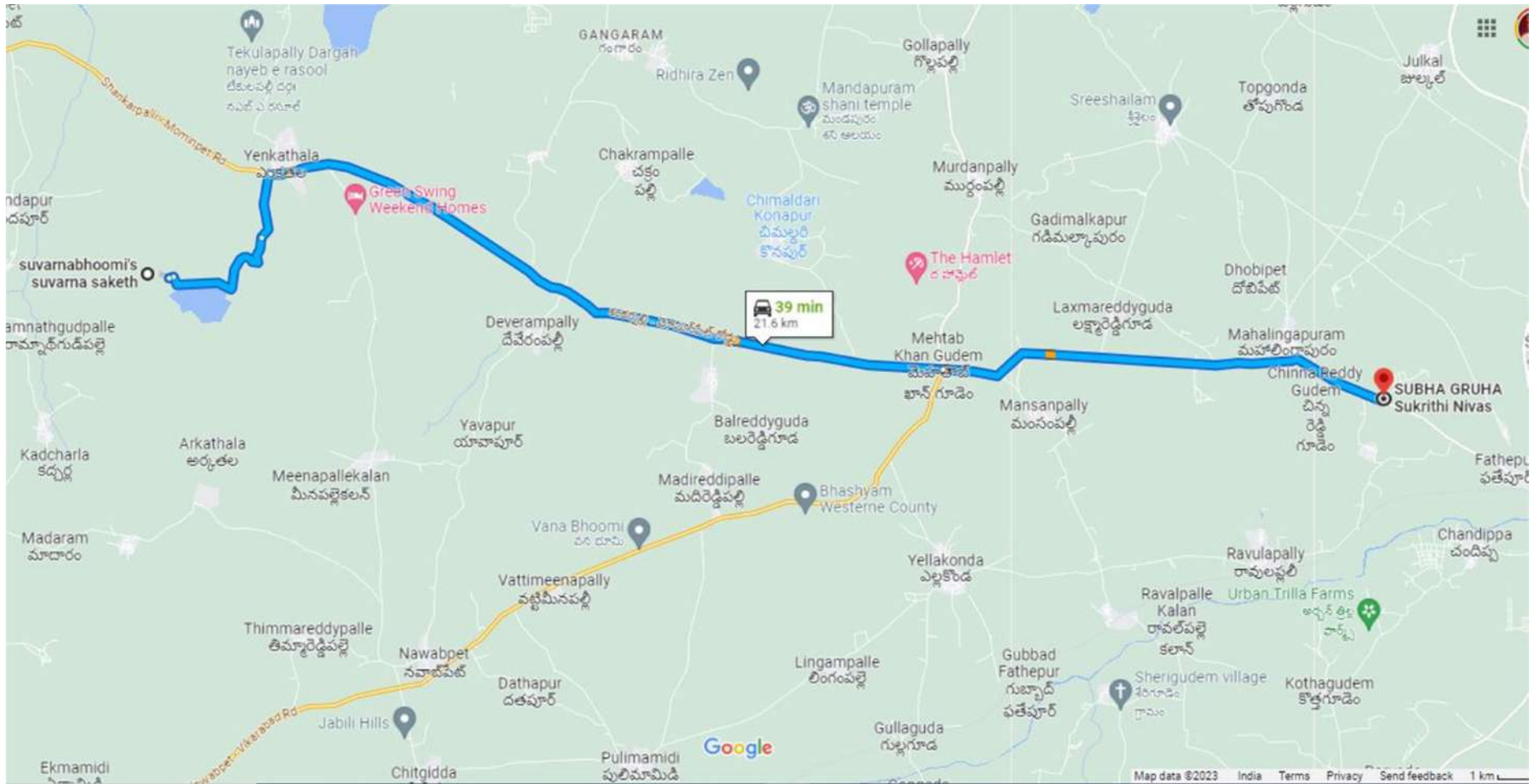
VILLAS



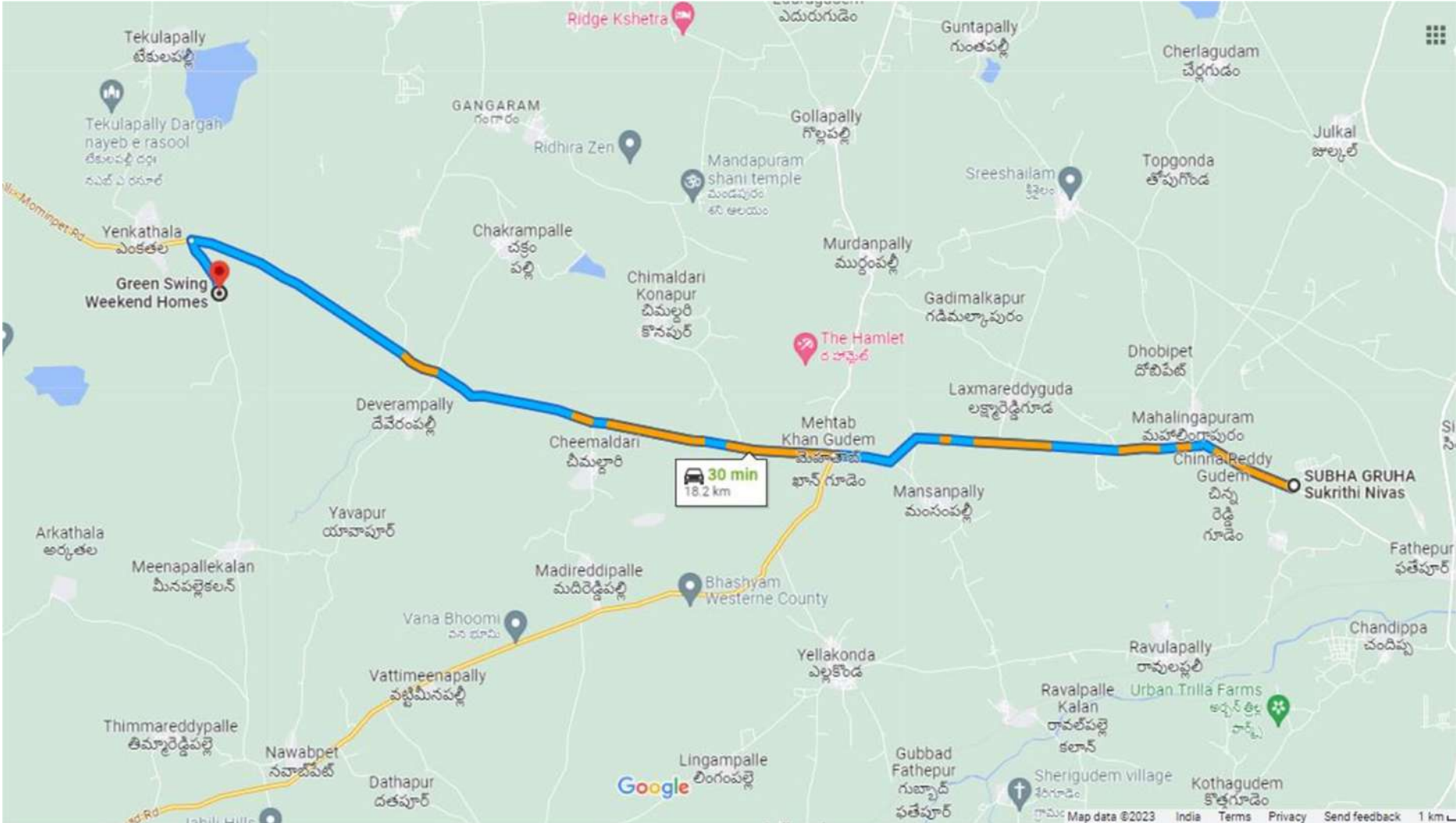
RESORT



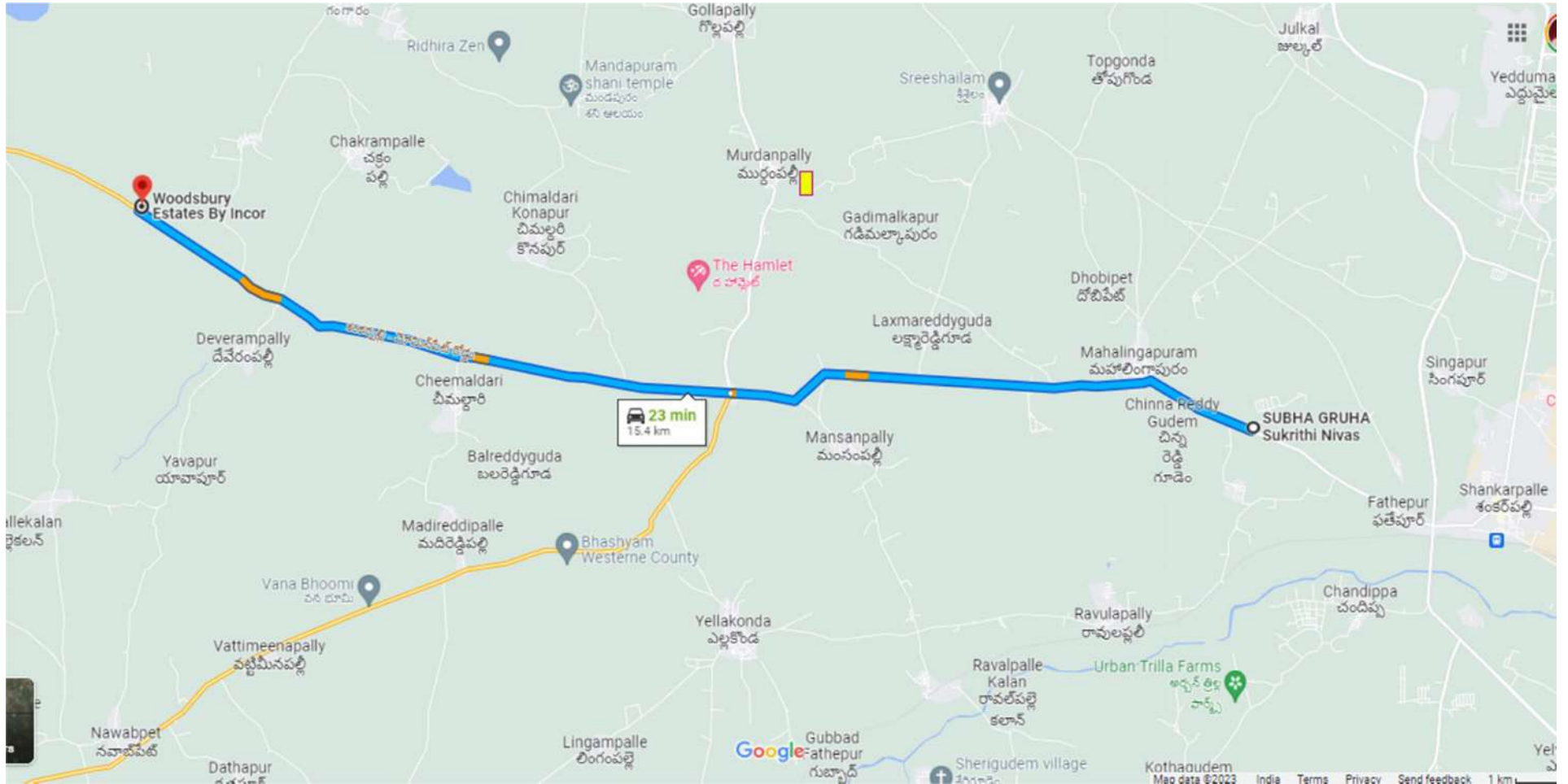
SUVARNA BHUMI – SUVARNA SAKETH



AVANI GREEN SWING VILLAS

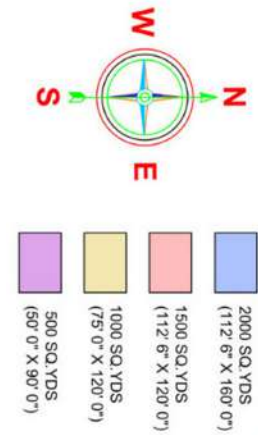


WOODSBURY PREMIUM VILLAS 1000, 1500 & 2000 SQ.Y (4-10CR) FROM INCOR



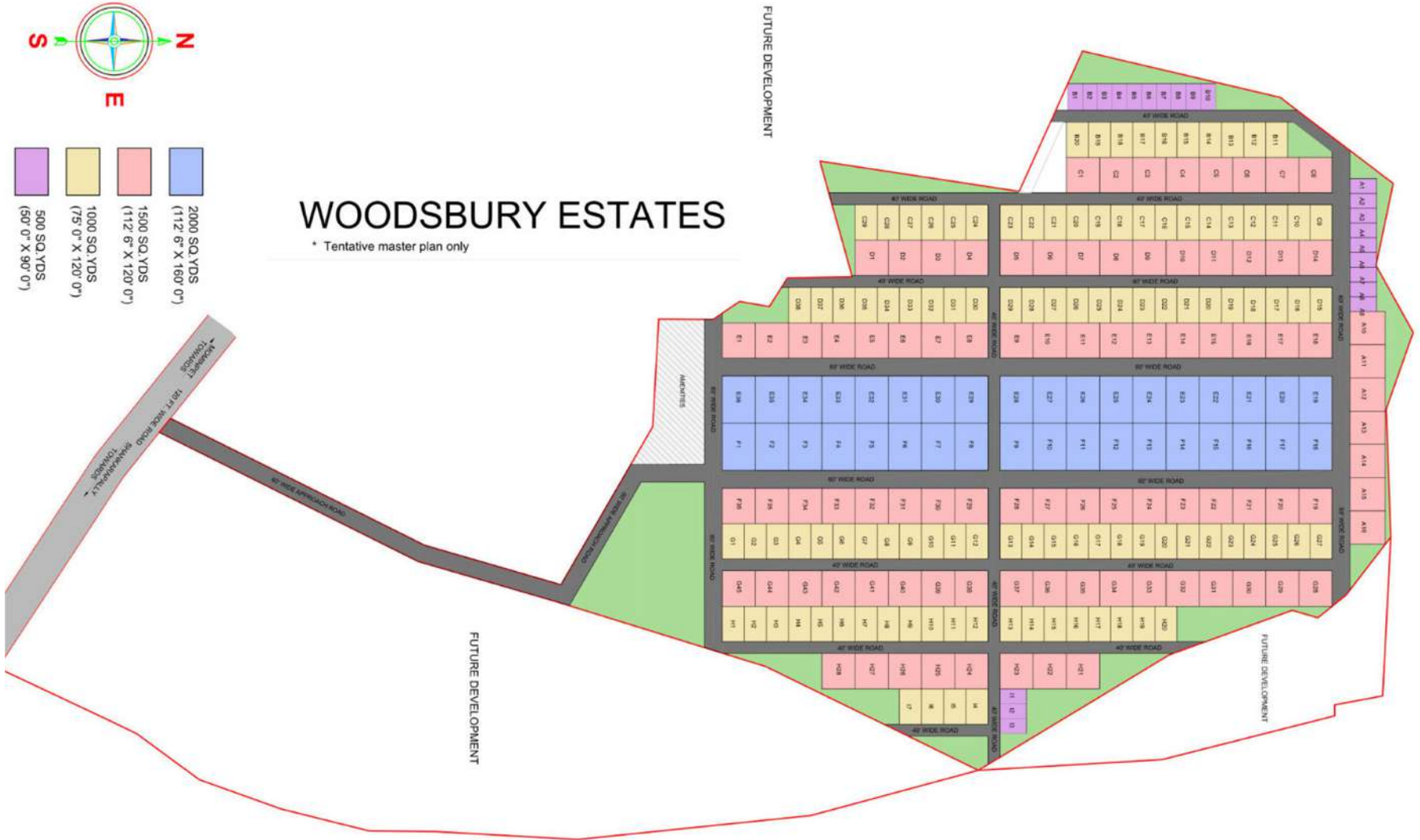






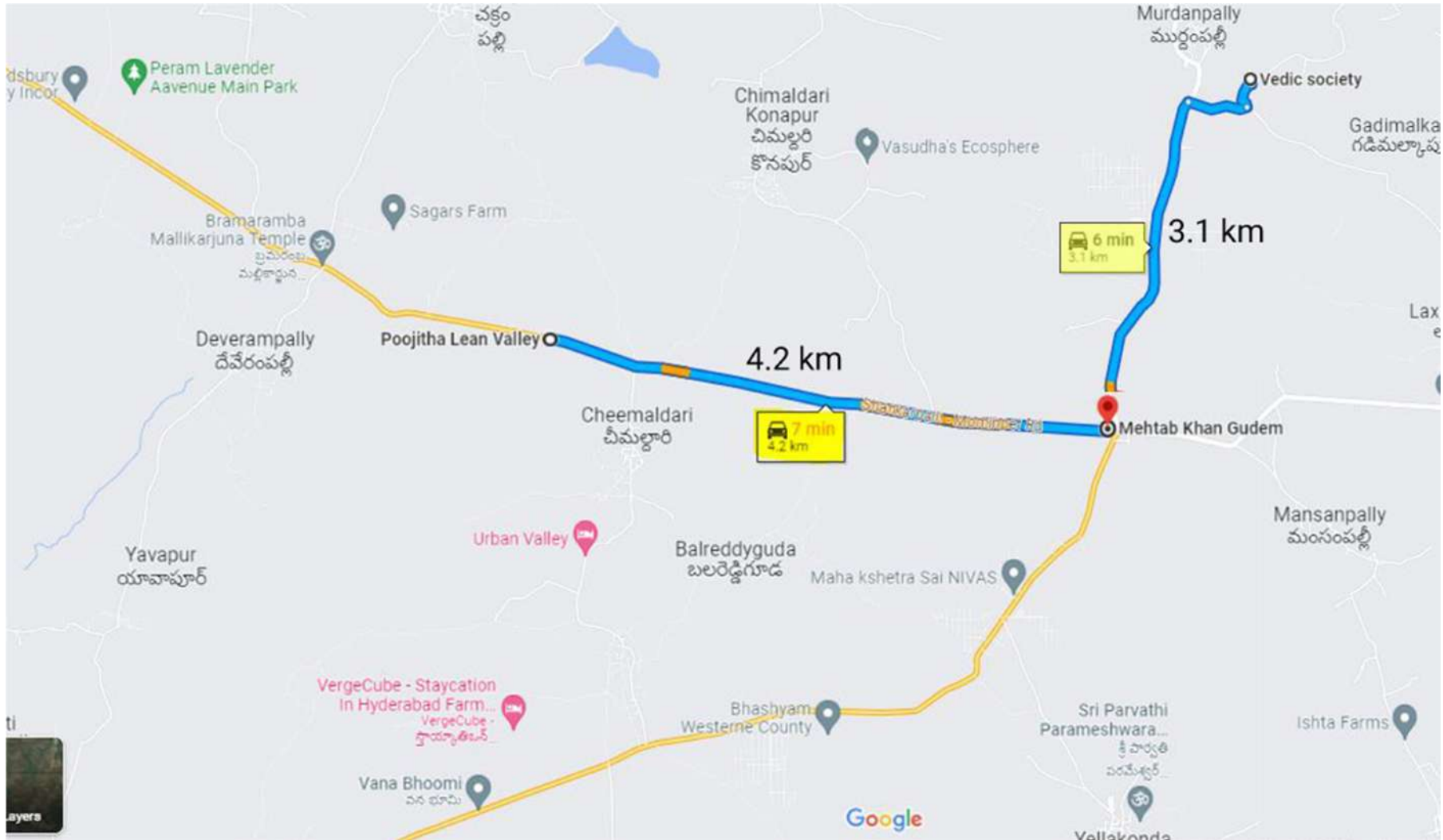
WOODSBURY ESTATES

* Tentative master plan only



200 ACRES PROJECT @ YENKATALA VILLAGE

POOJITA LEAN INFRA VILLAS



VEDIC SOCIETY WAS OUR OWN LAND GIVEN FOR DEVELOPMENT OF VILLAS ON 12 ACRES

POOJITA LEAN INFRA



POOJITA LEAN INFRA



POOJITA LEAN INFRA



POOJITA LEAN INFRA



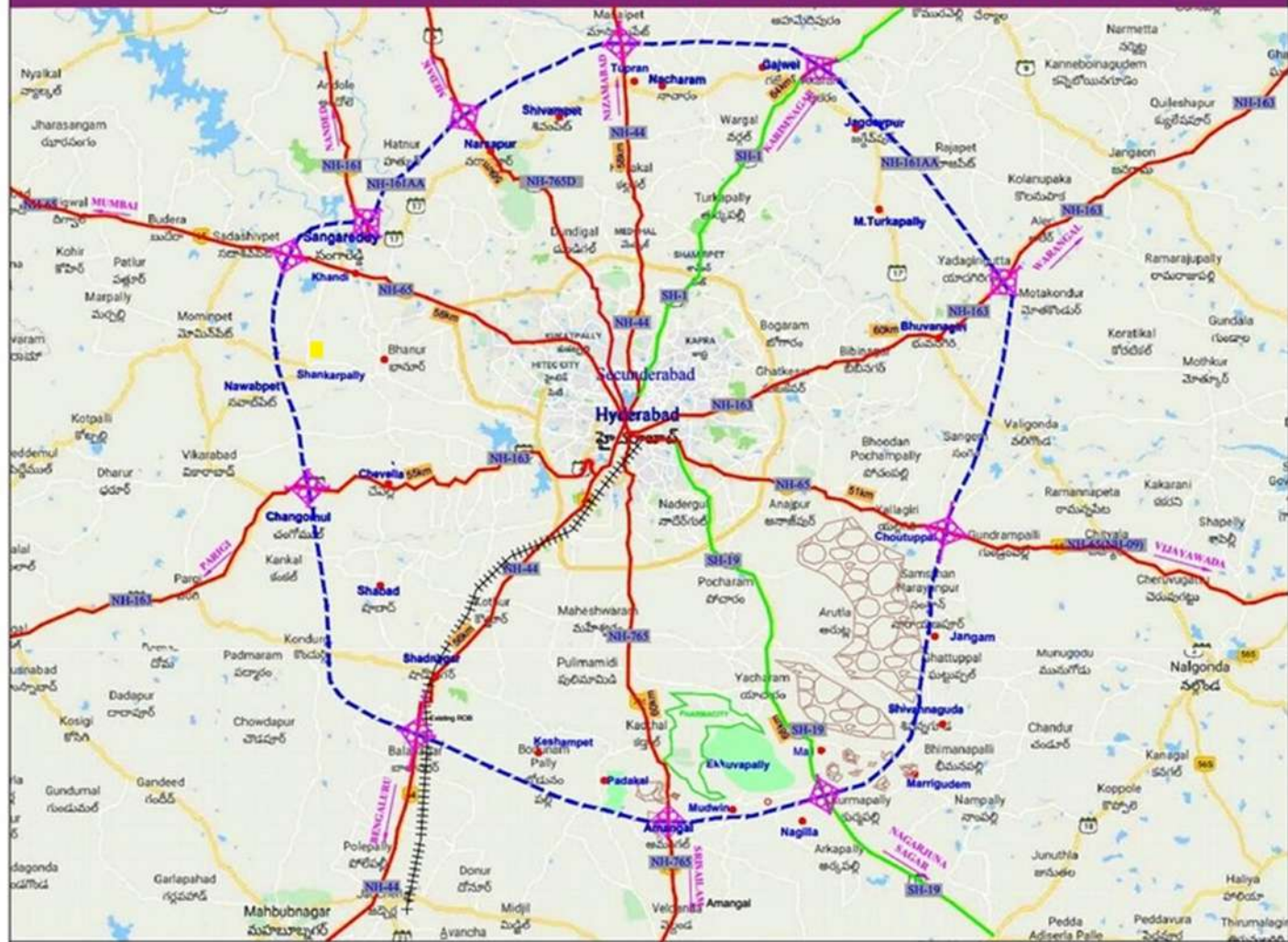
POOJITA LEAN INFRA



POOJITA LEAN INFRA



4 - LANE ACCESS CONTROLLED EXPRESSWAY - HYDERABAD



(Total length of Project Road = 346.320km)

1. Choutuppal - ShadNagar - Sangareddy (Length = 182.230km)
2. Sangareddy - Narsapur - Tupran - Choutuppal (Length = 164.090km)

--- Proposed Project Road

END OF THE PRESENTATION

RESHMA – PH.8520933933