



KEERTHI
SANCTUARY

GREEN OPULENCE

AT KISMATPUR





Fluid greens, searching souls,
a cozy nest, a little pray
here you rise to make the day,
to tear the sky
and be grounded
to where you belong.

YOUR SANCTUARY IS WHO YOU ARE.



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IT'S JUST YOU



GREEN OPULENCE

This is my sanctuary.
My home.
I am not among strangers,
I am in my space,
my own oasis of joy.



Zoom in to discover the
fine lines that make the
sanctuary unique



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NOW IS YOUR TIME

LIVE
LOVE
PLAY
DANCE
SING
TEACH
LEARN
SEE
FEEL
TOUCH
SMELL
DRENCH
BREATHE
INFUSE
DREAM
CREATE A FAMILY
TOGETHERNESS
SUCCESS
FREEDOM



IT'S JUST YOU





the sanctuary has its rewards

THE MORNING DRIVE,
THE GREEN GUARDS
AROUND THE ROADS
AND THE FRUITS
OF SANCTUARY
TO PICK.

ALIVE
AGILE
ACTIVE

TO SENSE OF BEING



THE PLACE YOU
LOVE TO CALL

HOME

IT'S
JUST
YOU





THE MORNING ASKED ME, HOW DO I FEEL?
I SAY I AM HOME, WHEN THE SUN KISSES
THE SPRAWLING GREENS.

I am free, I am happy. Home is where I feel loved,
safe and accepted. My retreat, my private haven.



MAY YOU BE HAPPY HERE. EVER AFTER

With every sunrise, as the first rays of light caress the windows,
may the laughter and whispers echo through your sanctuary and
you find solace in the melody of togetherness.



BIRDS OF THE GREEN FEATHERS SETTLE TOGETHER

16 ACRES
350 —
504 SQYDS
105 VILLAS
29,200 SFT
CLUBHOUSE



FOLLOW YOUR
SENSES TO THE
MOST AMAZING VIEWS



GET FAR MORE THAN YOU SEEK

I feel fulfilled in this space that's truly mine.
This is where I belong. I'm home.

IT'S JUST YOU



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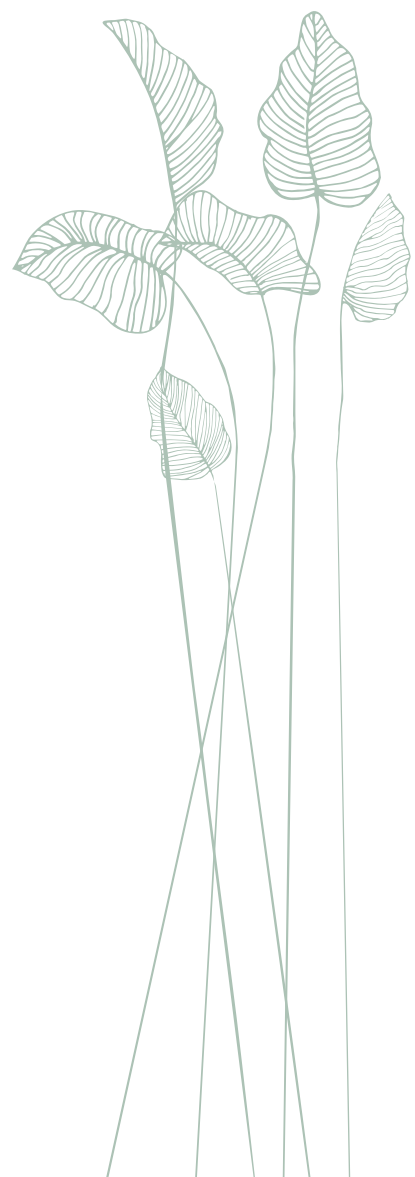
I AM
DRENCHED
IN LIFE
HERE.

It's raining happiness here

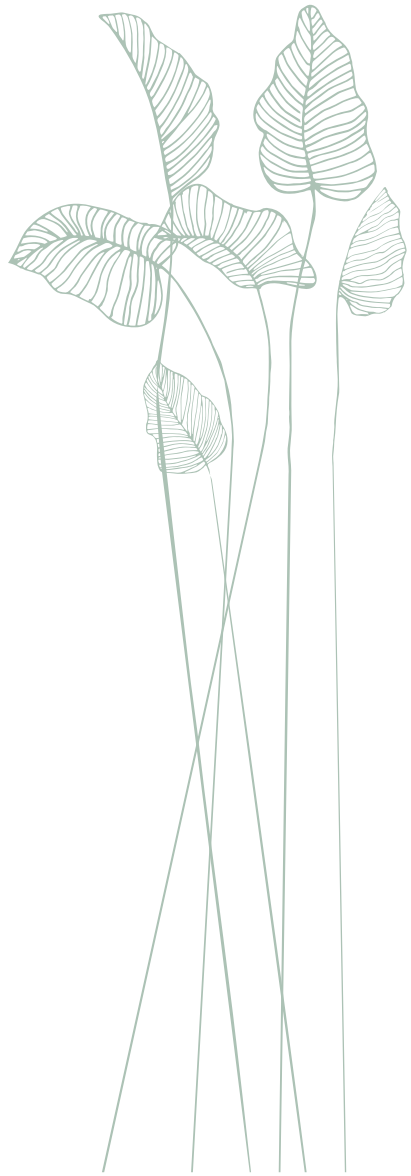
LIFE AMIDST THE LEAVES



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THE PLAY
OF NATURAL
FILTERING LIGHT



THE ROAD THAT LEADS HOME

I enter the gates of home where I feel loved, relaxed and rejuvenated.
This is my home where I am in harmony with my surroundings.



I carry with me
the colour of
the rainbows,
wherever I go,
with me my dreams travel,
my sight set
on the future that I see
rooting myself to a home
that celebrates
these colours of me.



JUST EYOU



EVERGREEN

AMBITION

FLIGHT

SHADE

VIBRANT

PLAY

SUNSHINE

MOTION

FREE



A
HOME
PEEPING
OUT OF THE
LEAVES

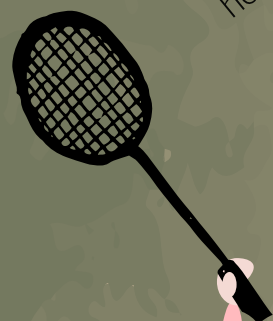


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LOVE THE OUTDOORS AND THE GAMES YOU PLAY



how do I feel today? come walk me with, hand in hand like our first date, as here there is a date each day with the beautiful games that we play.

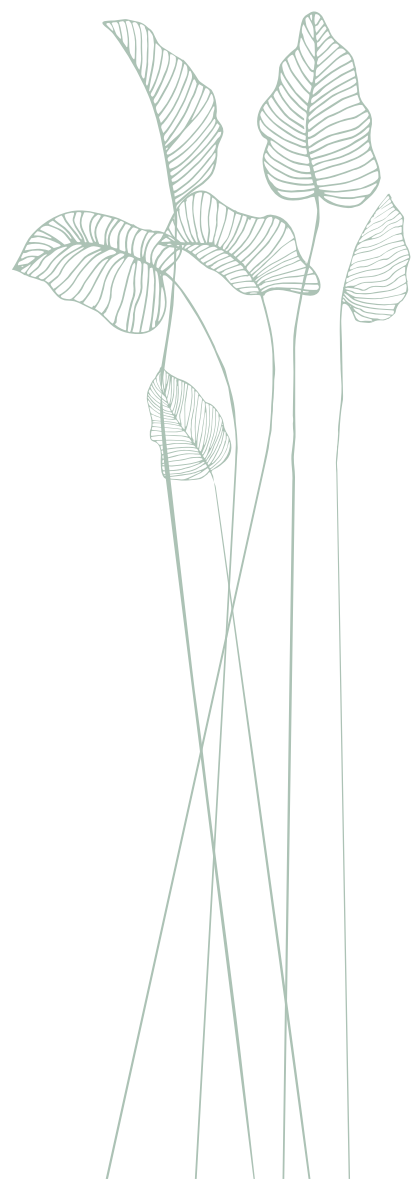


AMENITIES

Landscaped gardens
Layered 24/7 security
Children tot lot
Swimming pool
Badminton court
Party hall
Multipurpose hall
Guest rooms
Janitor room
Tennis court
Indoor games
Table tennis
Snookers
Gymnasium



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AND NATURE
JUST TOOK A BOW



LISTEN.
CAN YOU HEAR
THE APPLAUSE?



CHILDHOOD HAS
A MILLION MOODS

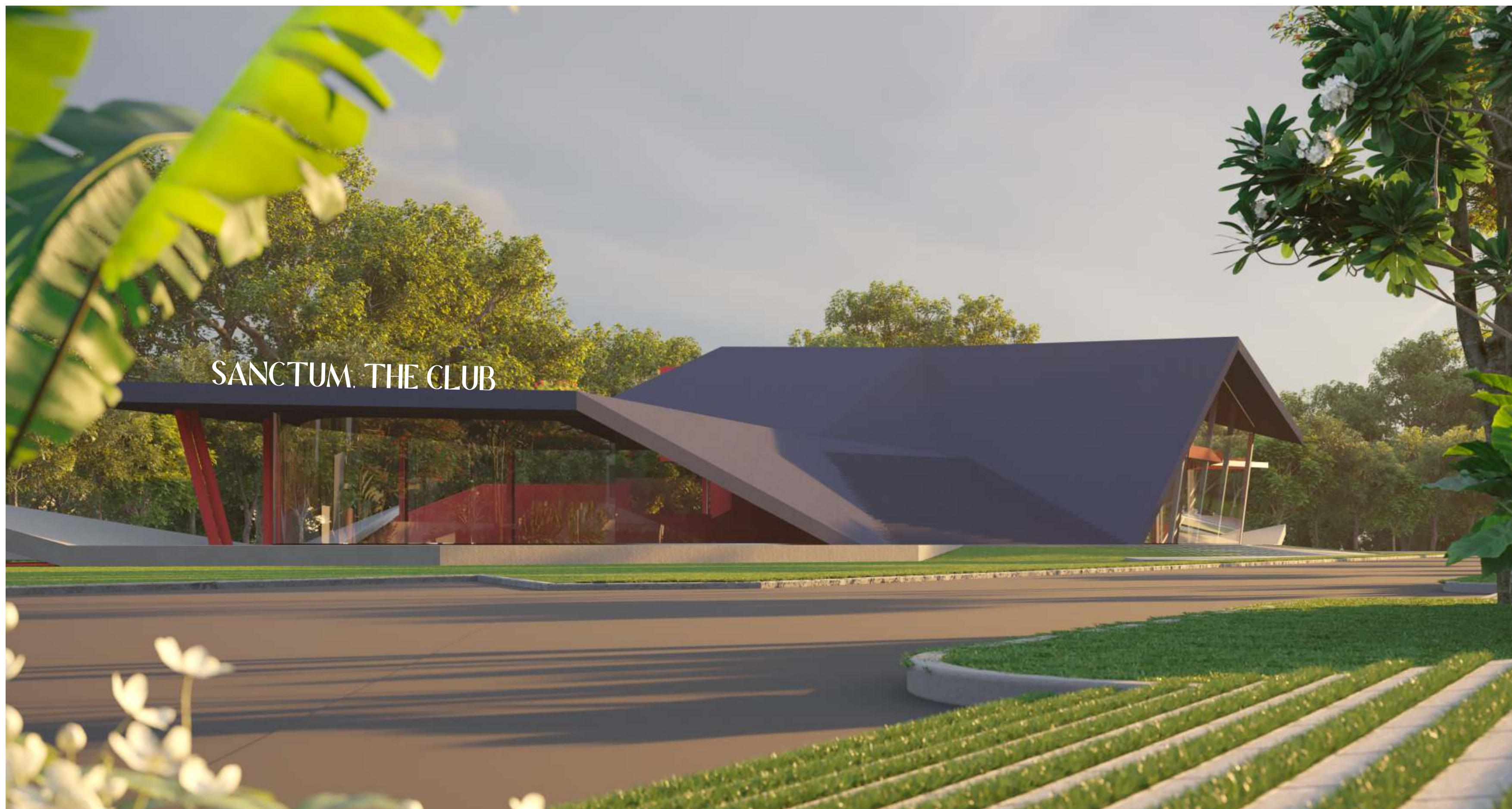
LANDSCAPED GARDENS
LAYERED 24/7 SECURITY
CHILDREN TOT LOT
SWIMMING POOL
BADMINTON COURT
PARTY HALL
MULTIPURPOSE HALL
GUEST ROOMS
JANITOR ROOM
TENNIS COURT
INDOOR GAMES
TABLE TENNIS
SNOOKERS
GYMNASIUM

ADVENTURES



THE
SOUND OF
MUSIC
LAUGHTER
PARTIES
SOLITUDE

CLUB
SYMPHONY



THE HOTSPOT FOR THE COOL ONES

A haven for the elite. A hangout for the young.
Exclusive, sophisticated and luxurious. Presenting Sanctum, the Club.

IT'S JUST YOU



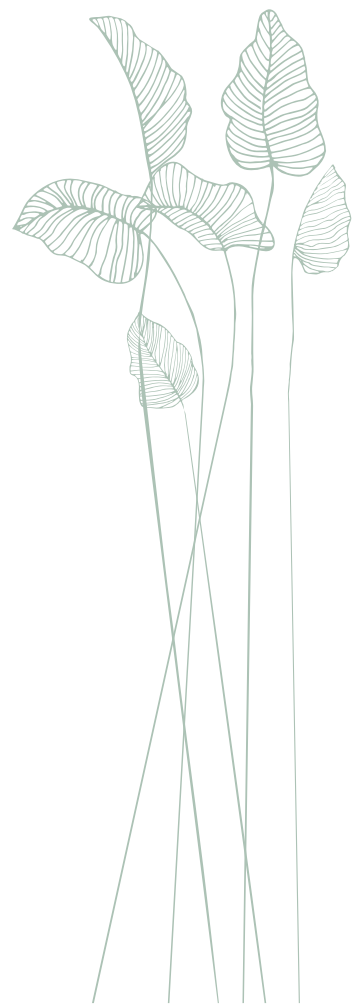
I CRAVED
FOR A
WINDOW
THAT LETS
THE NATURE IN.
PULLING THE
CURTAINS,
THE OUTDOORS
INVITING,
TO LIVE A DAY
FULL OF LIFE.



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FLUID
SPACES
FEEL





WHAT'S A GREATER CELEBRATION THAN COMING HOME?

As you step in, the weight of the world lift from your shoulders. Your arrival is not just a homecoming; it's a celebration in your forever home.



105
VILAS



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SITE LAYOUT



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	1781.00 SFT
FIRST FLOOR	1762.00 SFT
SECOND FLOOR	1186.00 SFT
TOTAL AREA	4729.00 SFT



GROUND FLOOR PLAN



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SECOND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	1778.00 SFT
FIRST FLOOR	1754.00 SFT
SECOND FLOOR	1173.00 SFT
TOTAL AREA	4705.00 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	1976.00 SFT
FIRST FLOOR	1997.00 SFT
SECOND FLOOR	1411.00 SFT
TOTAL AREA	5384.00 SFT



SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	1995.00 SFT
FIRST FLOOR	1904.00 SFT
SECOND FLOOR	1392.00 SFT
TOTAL AREA	5291.00 SFT



GROUND FLOOR PLAN



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SECOND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	1959.00 SFT
FIRST FLOOR	1925.00 SFT
SECOND FLOOR	1345.00 SFT
TOTAL AREA	5229.00 SFT



GROUND FLOOR PLAN



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SECOND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	2053.00 SFT
FIRST FLOOR	2011.00 SFT
SECOND FLOOR	1312.00 SFT
TOTAL AREA	5375.00 SFT



SECOND FLOOR PLAN



GROUND FLOOR PLAN



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FIRST FLOOR PLAN



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	2443.00 SFT
FIRST FLOOR	2472.00 SFT
SECOND FLOOR	1792.00 SFT
TOTAL AREA	6707.00 SFT



GROUND FLOOR PLAN



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SECOND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR PLANS

AREA STATEMENT

GROUND FLOOR	2415.00 SFT
FIRST FLOOR	2427.00 SFT
SECOND FLOOR	1668.00 SFT
TOTAL AREA	6510.00 SFT



GROUND FLOOR PLAN



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FIRST FLOOR PLAN



SECOND FLOOR PLAN



KISMATPUR, HYDERABAD'S NEW VILLA DESTINATION

Kismatpur isn't just a place to live, it's a place to thrive. With an enticing blend of modern living, a touch of tranquillity and host of blossoming opportunities owing to Government initiatives like constructions of bridges across the Esa river, Kismatpur holds the promise of a brighter future. The picturesque landscapes and blooming flowers make your everyday feels like a breath of fresh air. With the bustling IT hubs of HITEC City and Gachibowli along with upcoming logistics and IT parks at Budvel, it's a blessing for those with fast-paced lifestyle. It is a locale where academia and healthcare interlace seamlessly with convenience.

So, whether your life is a whirlwind of activity or a serene journey, Kismatpur caters to your pace.

TO
PATANCHERU
EXIT



- Ongoing / Upcoming Projects

Schools / Colleges

Offices

Parks
- Circles

Hospitals

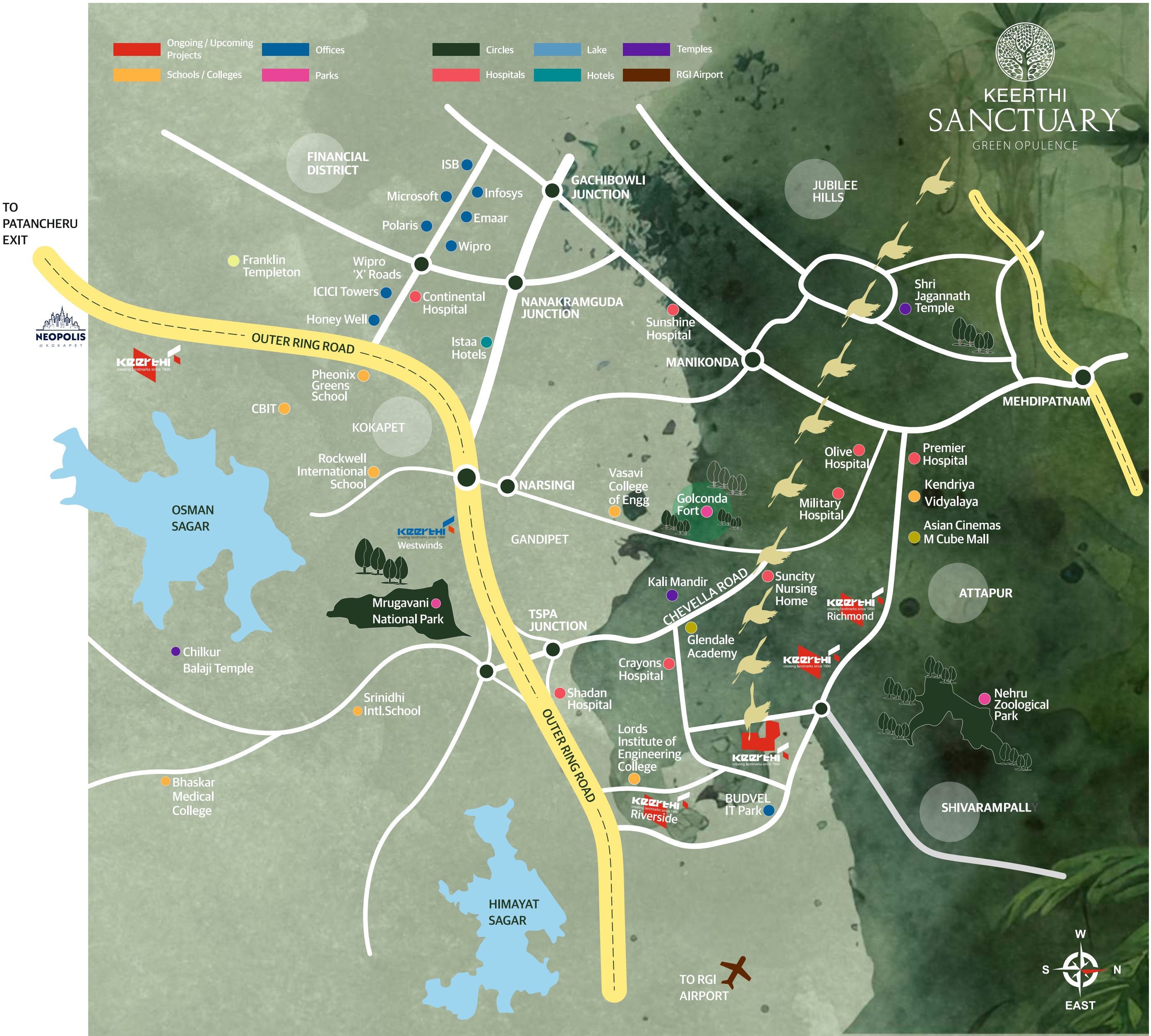
Lake

Hotels

Temples

RGI Airport

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NECESSITIES

- Reliance Smart
- Vishal Mega Mart
- Heritage Super Market
- More Super Market
- Supraja Super Market

HEALTH CENTER

- KIMS Gachibowli
- Neo Care Hospital
- Rishitha Hospital
- AIG Hospital
- Care Hospital

SCHOOLS & ACADEMIES

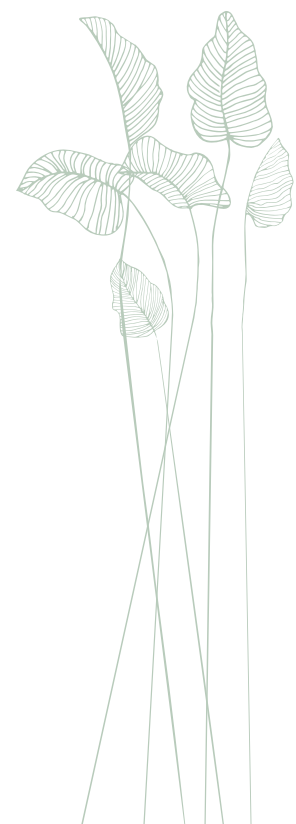
- Glendale
- Sreenidhi
- Birla
- T.I.M.E.
- Sri Vidyaranya International School

ENTERTAINMENT

- Golconda Fort
- Gandipet Lake
- Himayat Sagar Lake
- Taramati Baradari
- IKEA
- Sarath City Mall
- Mantra Mall - Cinopolis

LOCATION HIGHLIGHTS





SPECIFICATIONS

STRUCTURE

FRAMED STRUCTURE: RCC frame structure designed to withstand wind and seismic load.

SUPER STRUCTURE

Solid bricks/AAC blocks for external and internal walls.

PLASTERING

External and internal walls with cement plaster in CM 1:4.

DOORS

- Main door frame in solid teakwood & flush shutter with teak veneer.
- Internal door frame in solid teakwood & flush shutter with teak veneer.
- Hardware of reputed make.
- Locking system of YALE/ equivalent.

WINDOWS

Windows: Aluminium sliding windows with clear glass and mosquito mesh.

French Doors: Aluminium sliding door with clear glass and mosquito mesh provision only.

FLOORING

- Italian marble flooring, skirting in living, dining, kitchen and staircase areas.
- Laminate wooden flooring in master bedroom and multipurpose room.
- Anti-skid vitrified tiles of reputed make for bathrooms, balconies and utility areas.
- Paver blocks for car portico.

KITCHEN

- Granite platform with stainless steel sink with faucet.
- Polished glazed vitrified tiled of reputed make up to 2' height above kitchen platform.

WALL FINISHES

External: Texture/smooth paint with two coats of Apex Ultima. Cladding as per façade detail.

Internal : 2 coats of Royale Luxury Matt Emulsion paint over smooth putty finish.

TOILETS / BATHS

- Polished chrome (CP) and sanitaryware fixture of reputed make.
- Vanity type wash basin with hot and cold mixer.
- European water closet.
- Shower-single level diverter with spout & overhead shower.

POWER

- Concealed copper wiring of reputed make.
- Power socket for geysers in all bathrooms.
- Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen.
- Dishwasher & washing machine provision in the utility area.
- Three-phase supply for each unit with individual source energy meter.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switch boards of reputed make.

COMMUNICATIONS

- Provision for DTH & TV services in all bedrooms, living room, lounges and home theatre.
- Provision for telephone in drawing.
- Provision fibre-to-the-home for internet.

CABLE: Concealed underground cabling for power & communication.

GENERATOR BACK-UP: 24-hour DG power back-up for each individual unit.

WATER

- 24 Hour water supply through centralized water distribution by hydro-pneumatic system.
- Water Treatment Plant only for bore well water supply.
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.
- Treated water will used for landscaping purpose.
- Rainwater harvesting provided for recharging ground water levels.

COMMON SERVICES

- Power backup for street lighting, garden lighting.
- Underground water supply for total gated community.
- Community maintenance by dedicated agency to handle landscaping, garbage and security.
- Sophisticated round the clock security system.
- Solar fencing throughout the boundary.

LIFT: Provision for internal lift.



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Keerthi Estates is not just a business but a movement, a catalyst for change for a sustainable future. At Keerthi, we understand that the choices we make today have a profound impact on the world we leave for future generations, and that's why we're dedicated to making a difference with our unwavering commitment to environmental friendliness and sustainability.

Our commitment to sustainability is exemplified by Keerthi Sanctuary, which proudly holds the prestigious IGBC (Indian Green Building Council) Green Rating Silver certification. This certification is a testament to our eco-conscious approach, embracing practices such as water conservation, energy efficiency, responsible material selection, and creating a healthier indoor environment.

In essence, Keerthi Sanctuary with its Silver Star certification symbolizes our dedication to crafting spaces that not only cater to modern living but also respect the environment by following eco-friendly construction practices.

PROMOTERS



Kumbam Anil Kumar Reddy
Managing Director
Keerthi Estates Pvt. Ltd

Mr. Kumbam Anil Kumar Reddy, the Founder Chairman of Keerthi Estates, transcends the role of a business leader; he is a truly inspiring figure who has been instrumental in shaping the company's remarkable success. His leadership style is characterized by leading from the front, setting a strong example for his team, and skillfully steering the company toward its objectives.

As a qualified Civil Engineer, Mr. Reddy possesses a profound understanding of the technical facets of real estate development. His unique vision, acumen to identify opportunities, strategic decision-making, and willingness to take on challenges and explore uncharted territories, has propelled Keerthi Estates to unprecedented heights.

Beyond his role in the business, Mr. Reddy is a philanthropist who is actively involved in several social initiatives like providing educational support to underprivileged children, access to clean drinking water for neighboring villages in his hometown, sponsoring and promoting sports for physically challenged children through his family trust. He is driven to make a positive impact on the community.



At Keerthi, we understand that a perfect home is not just about real estate; it's about your dreams, a reflection of your lifestyle, and an investment in your future. That's why we've partnered with the best consultants in the industry to ensure that you get nothing, but the best homes.

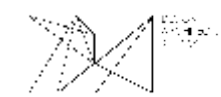
Architect
Sudhir Associates



Landscape
Kiasma Landscape Studio



Clubhouse Architect & Interiors
D A Studios



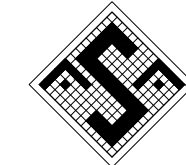
MEP
CSRI Consortium Engineers



Plumbing
Sarathi Consultants



Structural
ASA Consultants





Corporate Office:
Keerthi Estates Pvt. Ltd.
8-2-120/86/1, Keerthi Pride Towers, Road No. 2,
Banjara Hills, Hyderabad-500034
Call: +91 99666 03939 / 8886 061181
E-mail: info@keerthiestates.in | www.keerthiestates.in

Site Office:
Keerthi Sanctuary
Part of Survey No: 152 & 163, Near TSPA Junction,
Lords Engineering College Line, Kismatpur-500030



CREDAI
HYDERABAD



Know more about us

Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.