

# Close to the Nature, Close to the Highways

## LOCATION HIGHLIGHTS

- + Just 45 mins drive from Shamshabad Airport (RGIA)
- + 20 min to Shadnagar Town
- + Near to Johnson & Johnson, P&G, DLF & Symbiosis International University
- + Near to NRSC (ISRO) Center
- + TATA Institute of Social Science (TISS)
- + NATCO Pharma & Hetero Drugs
- + Close to International Educational Institutions like: NMIMS, Gurukul International School
- + Amazon's biggest warehouse
- + Close to upcoming International Zoo & Amusement Park (Kammadhanam 800 Acres)
- + Close to SUKM's University
- + Close to Jedcherla Industrial & IT Park



Location Plan  
(Not to Scale)



## THE COMPANY :



Royal Nirman is a decade old real estate company which has built its reputation for developing world class living spaces. At Royal Nirman, we believe there is no better way to learn than through one's experience. Since our establishment, we have strived on various investment options and a delegation to delivering results with the highest quality standards.

As a pioneer in real estate we aim to make property investment affordable for each and every Indian so that they could ensure security of their future and pursue their goals confidently. Royal Nirman's mission is to transform & modernize the experience of buying & selling real estate by cultivating a spirit of collaboration, innovation & integrity. Keep showering your love and trust on us and we shall pursue our dreams, while we carry out yours!

## OUR VISION :

To position as one of the leading developers by continuously innovating and constructing quality and eco-friendly spaces. To dream and act big in order to excel in the real-estate industry. We are committed to quality, customer delight, On-time delivery and continuous learning and enhancing the skills of our employees to meet the market requirements. Technological competencies, thinking out-of-the-box & value addition to stakeholders & our customers.

## OUR MISSION :

- + Our mission is to deliver world-class living & working spaces by embracing new technologies and applying latest concepts, build long-term relationships and become a brand synonymous with Trust, Transparency and Transformation.
- + Encourage innovation, professionalism, upgradation of knowledge and skills of our employees and an eco-friendly environment which enables superior value addition to our customers.

## OUR PASSION :

- + To become one of the pioneer & world class real estate & infra provider.
- + To offer integrated expertise & provide value addition to our investors & customers
- + Give unforgettable customer experience.
- + We believe in having fun at work & taking full ownership in delivering on our commitment to excellence.

A project from:



## ROYALNIRMAN INFRA PROJECTS PVT. LTD.

Plot No. 35, H.No.:1-98/69/3/53/35, MPR Arcade, 3rd Floor,  
Beside HDFC Bank lane, Silicon Valley, Madhapur, Jubilee Hills,  
Hyderabad - 500081, Telangana.

This brochure is purely conceptual and not a legal offering. The developers reserve the right to alter any of the specifications mentioned herein.

# ROYAL Serenity

@ Polepally SEZ  
Phase - I & II

## Go beyond your Golden Dreams!

A project from:



Sridatha Designing & Printing. Ph: 9849056622



# The south city of Hyderabad SHADNAGAR



**Hyderabad**, a Cosmopolitan City, with 400 years history, 90 lakh population, variety of languages, religions, traditions and cultures, central hub for northern and southern India.

Well referred as a "City of choice" for fortune 500 companies, Hyderabad is a land for many national and multinational Software, Hardware, Pharma, Bio-tech, Textiles, Financial Institutions, International Film Studios, Production Houses, Tourism, Public and Private companies.

Developed city with Inner ring road, outer ring road, peripheral ring road for road transportation, Metro railway facility and the International airport attracts National and International investments.

**Shadnagar** is on Hyderabad - Bangalore National Highway NH-44, Outer Ring Road and newly constructed Peripheral Ring Road. Because of these facilities, one can find great commutation on Roadways, Railways and the International Airport is an added advantage in this vicinity.

Above that government has allocated near about 160 acres of land for Star Hotel constellations in which 31 acres has come up with Natco Pharma, Air Cargo, Procter & Gamble, IT parks, Tech Parks are being established.

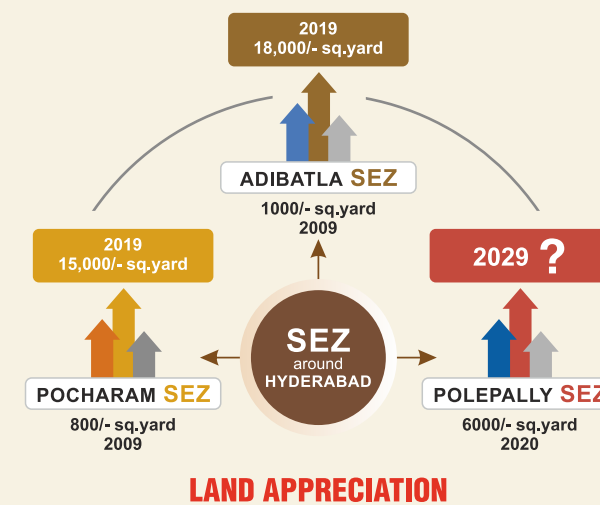
Moreover, the government is developing a zoo and an amusement park on 800 acres which will create huge employment opportunities. Housing companies such as DLF has already started construction here.

## ROYAL Serenity @ Polepally SEZ Phase - I & II



### “Royal Serenity, 50 Acres” Gollapally @ Balanagar

**Royal Serenity**, our new Residential Villa Plots Layout with Club House is located at Gollapally village and close to Polepally SEZ, Rajapur Mandal. The project is 2 minutes drive away from the Hyderabad - Bengaluru National Highway (NH-44) and Gollapally Railway Station. The entire layout is designed as per vastu and is ready for registration. This is an eco-friendly layout surrounded with avenue plantations and designer landscaping. TSIIC - Pharma SEZ is 10 minutes drive away from the layout. There are plenty of companies such as Aurobindo Pharma, Hetero Drugs, L&T etc., located within the SEZ. The presence of all these companies along with thousands of employees working in these companies is expected to increase the value of land in the surroundings tremendously in the coming years.



## Live a comfortable Life



### PROJECT DEVELOPMENTS

- ✦ Total project 25 Acres each Phase
- ✦ DTCP layout & Clear Title
- ✦ All 40 & 33 feet Black Top Roads
- ✦ Entrance Arch with gate and total layout with Compound Wall
- ✦ Electricity with Street Lights
- ✦ Underground Drainage System
- ✦ Avenue Plantation
- ✦ Panchatantra Children Park
- ✦ Water Facility
- ✦ Swimming Pool
- ✦ 2 Cottages for staying
- ✦ Layout is designed as per 100% Vaastu
- ✦ Immediate Registration
- ✦ 24/7 Security



30 months installment scheme available | Plots available in sizes 150 - 360 SqYds.