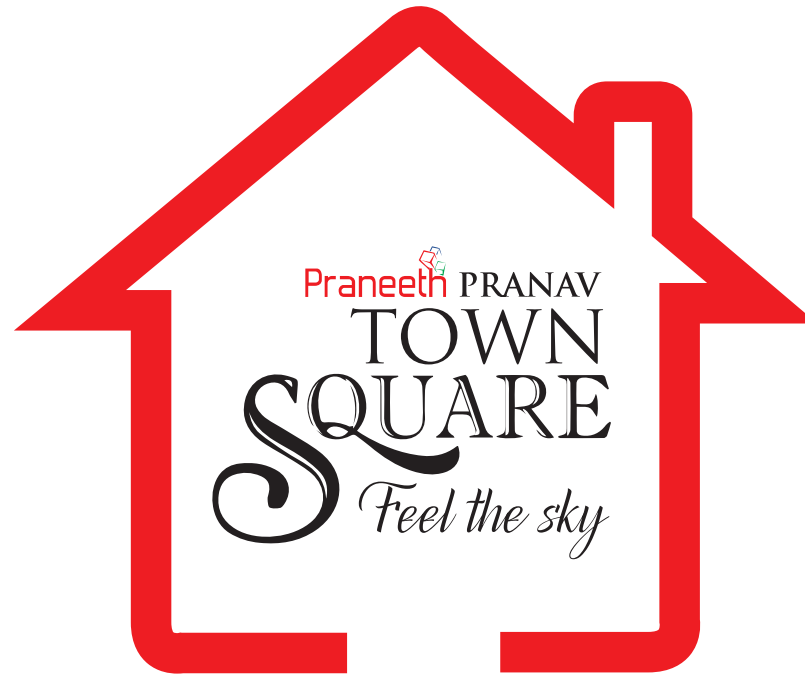


Move in for
an Extraordinary Lifestyle



2 & 3 BHK PREMIUM APARTMENTS @ BACHUPALLY

TS-RERA NO. : P02200001090



For your love of Trust & Transparency

With 14 years of profound expertise and vast experience, Praneeth Group is committed to deliver ultra-spacious homes in fast developing localities. We exceed the expectations of our customers by building homes that offer a great value for money. Our main motto is to offer “Inspired Living”. We believe in making our investors a part of our Praneeth family with seamless cooperation. Since inception, we have been growing with tremendous pace by delivering the best projects in the market. We strive to exceed the benchmarks set by us and deliver the projects with great eminency with world class engineering.



Why Choose Praneeth Group?

14+ YEARS OF EMINENT EXPERIENCE

LEGACY IN DELIVERING QUALITY

DELIVERED HAPPINESS TO MORE THAN 5000+ FAMILIES

SUCCESSFULLY DELIVERED MORE THAN 20+ PROJECTS

10+ UPCOMING PROJECTS

CONSTRUCTED 10 MILLION SQUARE FEET AREA

GAINED CREDIBILITY & GOODWILL WITH THE CLIENTELE

REPUTATION IN DELIVERING ON-TIME

WE BUILD VIBRANT COMMUNITIES

EXCELLENT HOSPITALITY

EXPERIENCED & PROFICIENT WORKFORCE





Artist's Impression

PRANEETH PRANAV ANTILIA VILLAS



IGBC Silver Precertified
Regd. No. GH190305



For your love of owning the space you want

Praneeth Pranav Townsquare provides a lifestyle desired by aspiring homebuyers with all modern amenities while offering excellent connectivity. Ideally located at the fast developing location Bachupally, Townsquare is the grand gateway to a thriving new lifestyle in Hyderabad. Each resident of Townsquare will invariably discover the joy of living close to everything they love. The Project has proximity to all leading International schools, colleges, hospitals, hyper markets, metro, IT corridor and other significant attractions.

The brilliantly designed premium apartments bring a new definition to the standards of world class luxury apartments. Now go beyond the confines of only 'owning a home' to 'making your abode'.

Come home to your perfect heaven, only at Praneeth Pranav Townsquare!

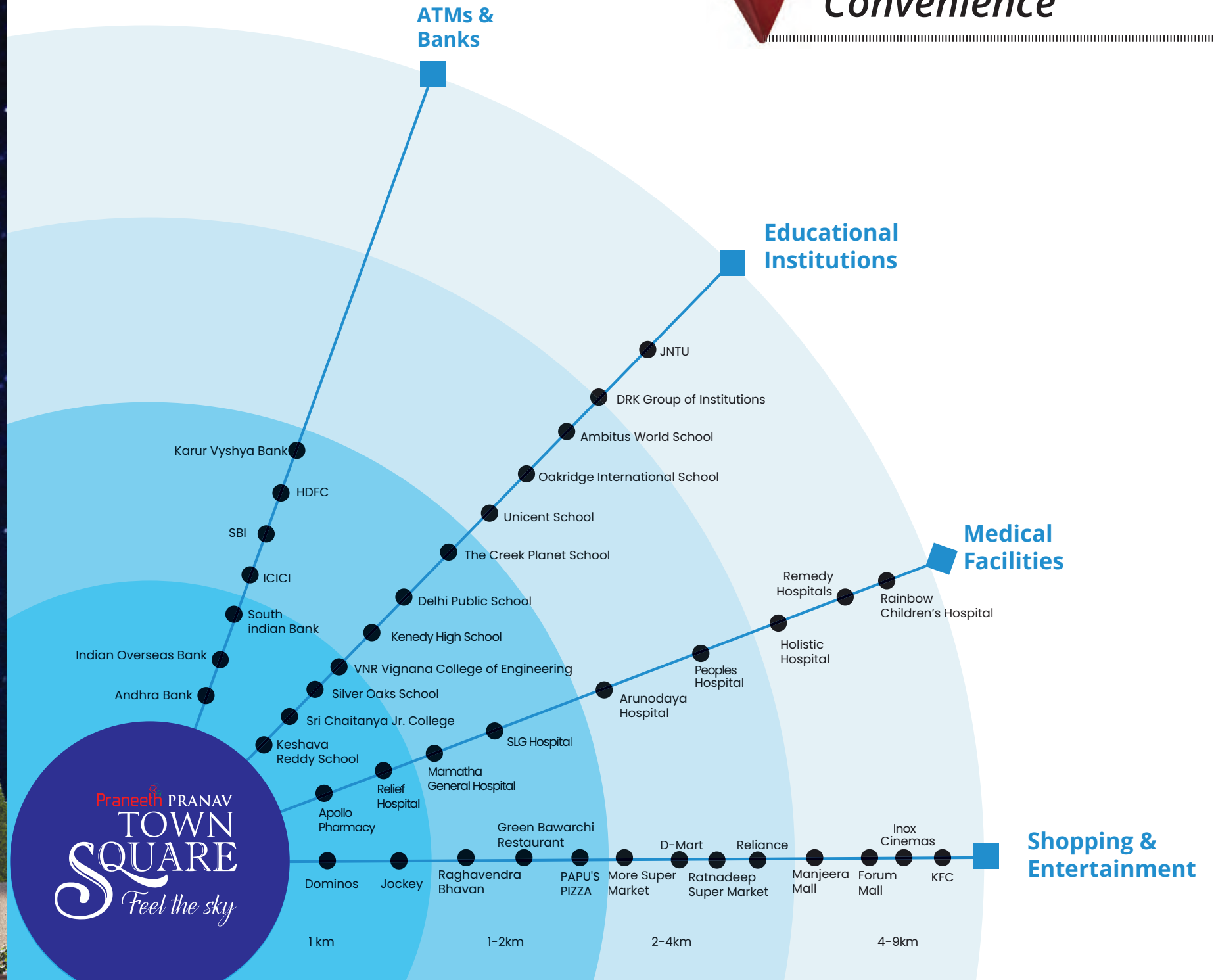
Project Highlights

- HMDA Approved Project ● Well planned 6 Acres Community with 527 Flats of various sizes (1160 – 1655 sft areas)
- 2 & 3 Bedroom Apartments ● Spacious Floor Plans
- No Common Walls ● Excellent Ventilation ● Stylish Security Entrance
- Vaastu Compliant ● Landscaping ● Solar Power for Common Areas
- Power Backup at required locations ● Solar fencing wherever required
- Sewage Treatment Plant ● Conforming to Green Building Norms





Live at the center of Convenience



Master Plan



- | | |
|-----------------------------------|---------------------------------|
| TYPE - A : 3 BHK - 1554 SFT (E) | TYPE - F : 2 BHK - 1160 SFT (E) |
| TYPE - B : 2.5 BHK - 1356 SFT (W) | TYPE - G : 2 BHK - 1160 SFT (E) |
| TYPE - C : 2.5 BHK - 1356 SFT (E) | TYPE - H : 3 BHK - 1554 SFT (W) |
| TYPE - D : 2 BHK - 1160 SFT (W) | TYPE - J : 3 BHK - 1494 SFT (N) |
| TYPE - E : 2 BHK - 1160 SFT (W) | TYPE - K : 3 BHK - 1655 SFT (S) |

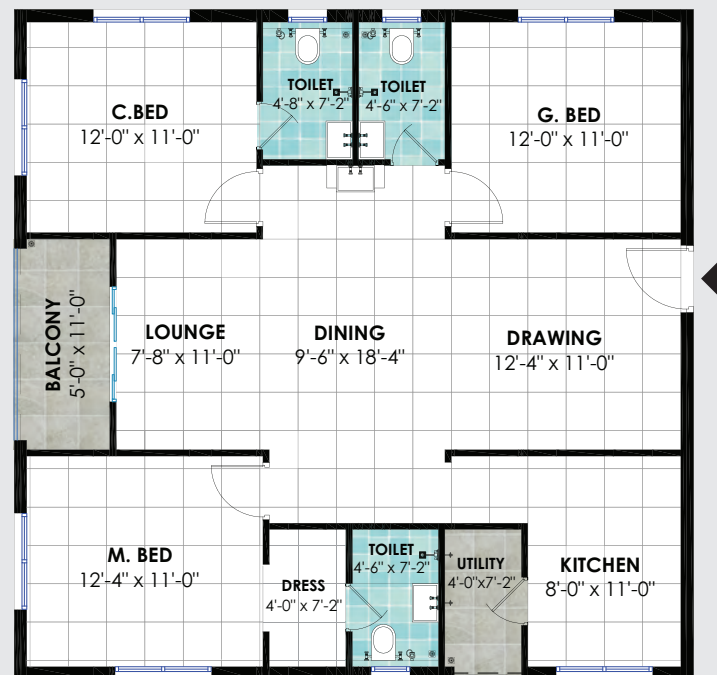
Why Townsquare?

- HMDA & RERA Approved Project
- Located in “Telangana’s Educational Hub”
- Indian Green Building Council (IGBC)
Silver Rating (Pre-certified)
- Best proximity to markets & good connectivity to ORR
- Possession from December 2021
- Aesthetic design with best floor plans
- Fully Equipped Clubhouse
- Integrated & Hassle free Car Parking

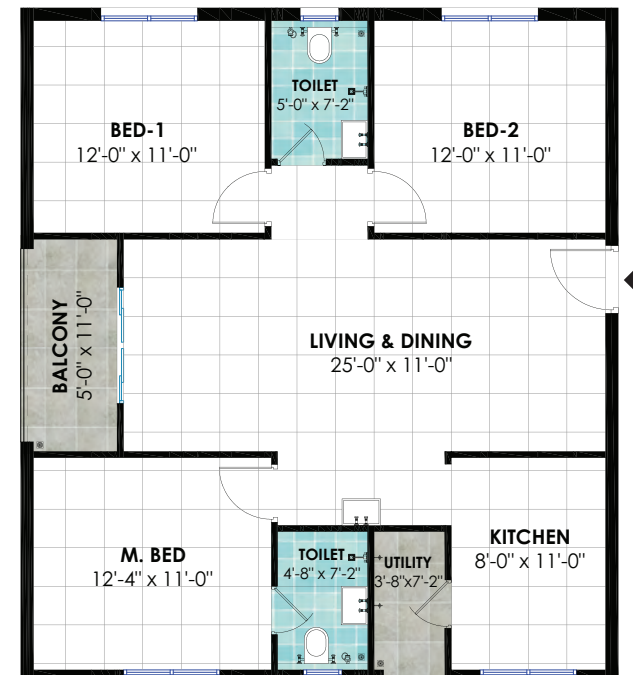




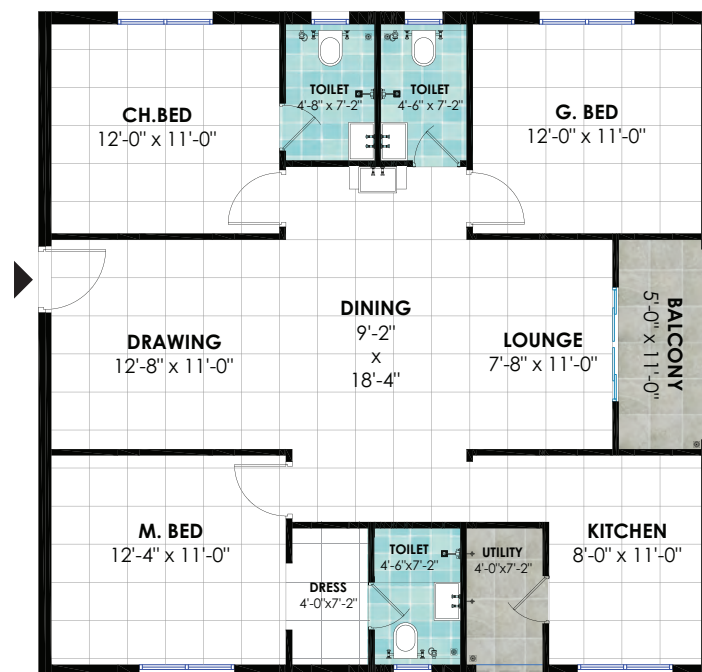
Floor Plans



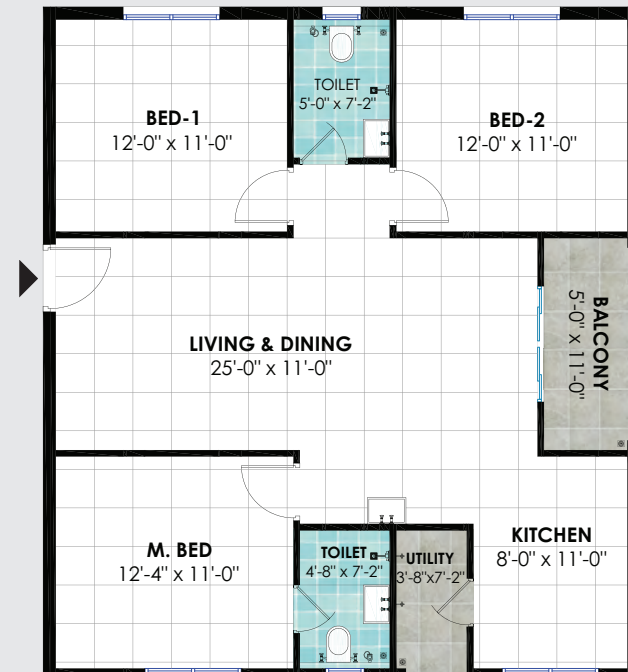
TYPE-A	Saleable Area	Plinth Area	Carpet Area
3BHK EAST	1554 Sft	1243 Sft	1060 Sft
	144.40 Sq.Mts.	115.50 Sq.Mts	98.60 Sq.mts



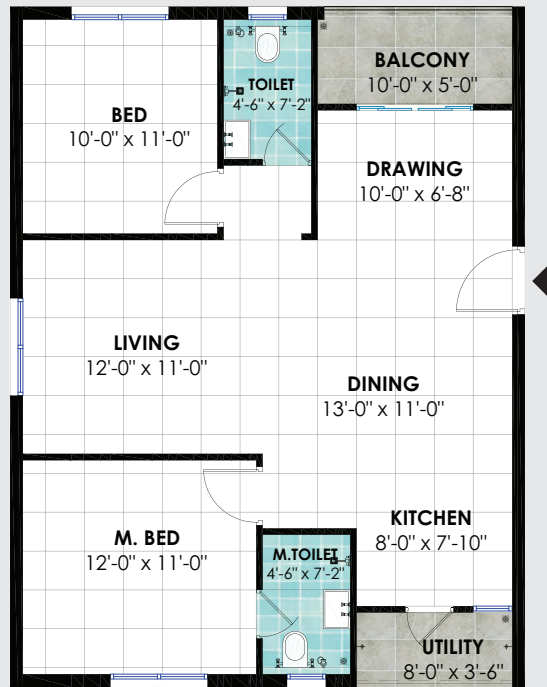
TYPE-C	Saleable Area	Plinth Area	Carpet Area
2.5BHK EAST	1356 Sft	1085 Sft	911 Sft
	125.95 Sq.Mts.	100.80 Sq.Mts	84.65 Sq.mts



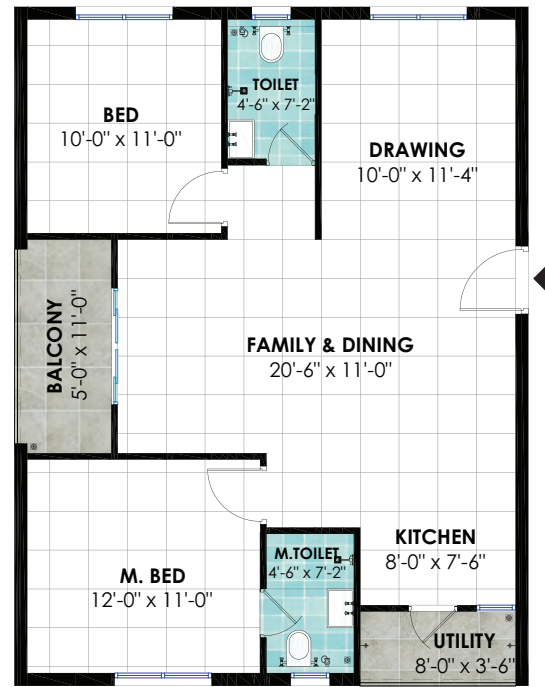
TYPE-H	Saleable Area	Plinth Area	Carpet Area
3BHK WEST	1554 Sft	1243 Sft	1060 Sft
	144.40 Sq.Mts.	115.50 Sq.Mts	98.60 Sq.mts



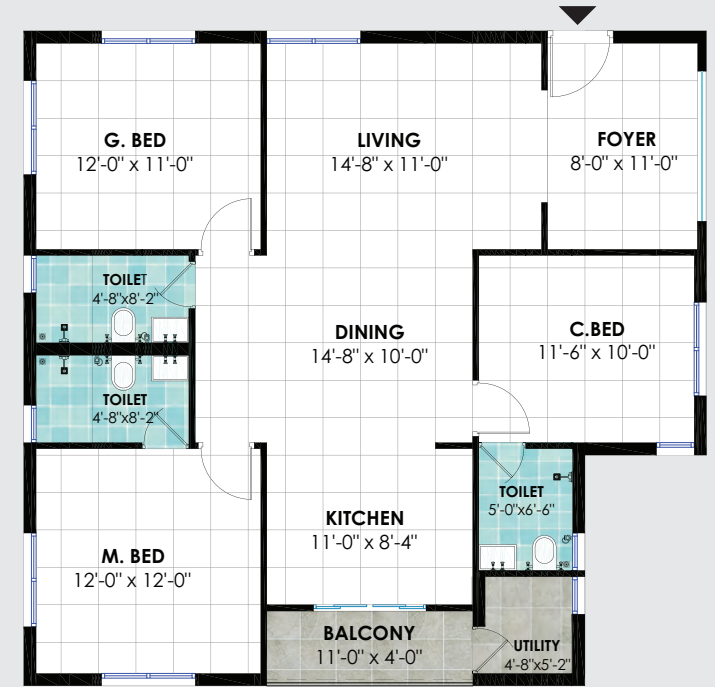
TYPE-B	Saleable Area	Plinth Area	Carpet Area
2.5BHK WEST	1356 Sft	1085 Sft	911 Sft
	125.95 Sq.Mts.	100.80 Sq.Mts	84.65 Sq.mts



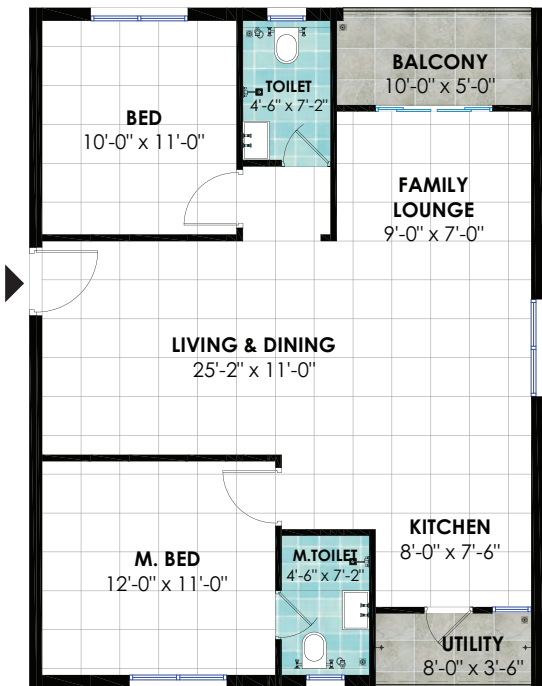
TYPE-F 2BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	770 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.55 Sq.mts



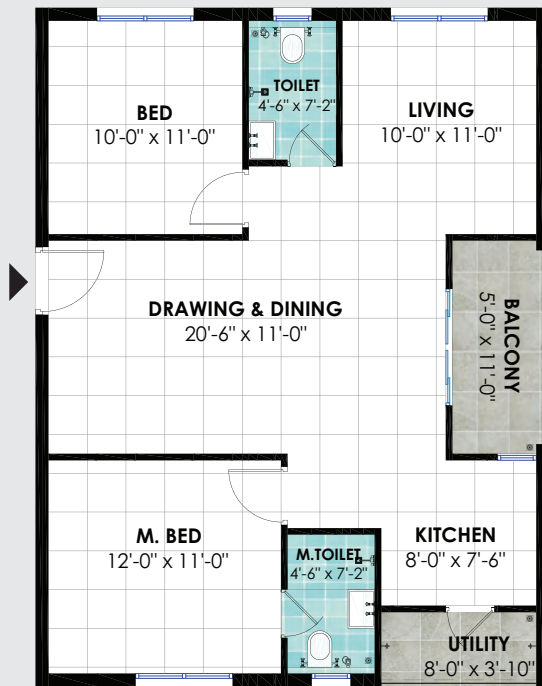
TYPE-G 2BHK EAST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	764 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.00 Sq.mts



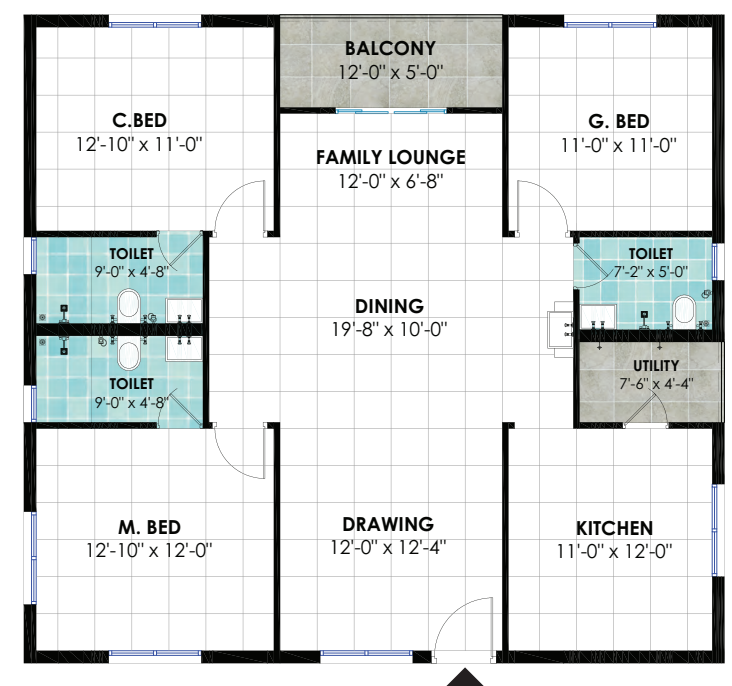
TYPE-J 3BHK NORTH	Saleable Area	Plinth Area	Carpet Area
	1494 Sft	1195 Sft	1033 Sft
	138.80 Sq.Mts.	111.00 Sq.Mts	96.15 Sq.mts



TYPE-D 2BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	770 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.55 Sq.mts



TYPE-E 2BHK WEST	Saleable Area	Plinth Area	Carpet Area
	1160 Sft	928 Sft	764 Sft
	107.75 Sq.Mts.	86.20 Sq.Mts	71.00 Sq.mts



TYPE-K 3BHK SOUTH	Saleable Area	Plinth Area	Carpet Area
	1655 Sft	1324 Sft	1129 Sft
	153.75 Sq.Mts.	123.00 Sq.Mts	104.90 Sq.mts



CLUB HOUSE

For your love of Recreation

We know you crave some 'me time' and this is where Praneeth Pranav Townsquare steps into the picture. Situated on 6 acres of land, Praneeth Pranav Townsquare is encapsulated in a sea of greenery. With wellness at its core, the state-of-the-art club house offers you the best in fitness and rejuvenation. Keep your body, mind and spirit in balance all day. Immerse in clear, pristine beauty and float in the pool of serenity, unwind and relax with fitness, yoga at the meditation centre. Outdoor and indoor activities give you an engaging environment where the mind and body can unravel life's mysteries.

Nothing describes an exuberant living better than exclusive attractions that go into crafting one. That's why Praneeth Pranav Townsquare keeps your life amazing with world-class amenities that define the beauty of living an edgy urban lifestyle. From enjoying the lavish swimming pool to sitting down in the recreation room in the Club House, every facility is well-laid out within the complex premises.

Kids can enjoy the benefit of indoor & outdoor sports, right in the comfort of their community. With two world-class banquet halls, you can make the most of everyday, all year round!



Swimming Pool



Ac Gymnasium



2 Multi Purpose Halls



Yoga / Meditation



Reception



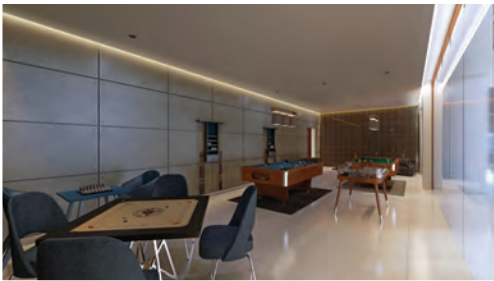
Library



Guest Rooms



Commercial Space



Indoor Games



Creche



Children Play Area



Seating Court



Lawn Area



Pargola Seating



Tree Court Area



Garden



Badminton Court



Half Basket Ball Court



CCTVs at required locations



Street Lights for internal pathway

Specifications

Framed Structure	: RCC framed structure to withstand wind and seismic loads Zone II.
Super Structure	: Machine made CC blocks in cement mortar; external walls of 8" thick and internal walls of 4" thick.
Doors & Windows	: Main Door: Engineered wood Frame; Best quality Flush door shutter with teak veneer aesthetically finished with melamine spray polish and designer hardware of reputed make. Internal Doors: Engineered wood frame and best quality flush door shutters with standard hardware. French Doors: UPVC glazed sliding doors. Windows: Polyester powder coated Dural series aluminium sliding windows with plain glass along with mosquito proof mesh and M.S. Grills. Railings: Staircase railings with Mild Steel. Balconies facing road will be provided with SS railing with glass.
Plastering & Painting	: Double coat cement plaster for both external and internal walls & ceiling. Premium emulsion paint with lappam finish for both internal walls and ceiling. 2 coats of premium brand antifungal paint with Textured finish on elevation and plain finish on other external surfaces. Synthetic enamel paint for MS railings.
Flooring	: For Hall, Dining & Bed Rooms: Double charged premium quality Vitrified tiles; Toilets: Designer tiles; Utility & Kitchen: Designer tiles; Corridor: Matt finished premium quality Tiles.
Cladding & Dadoing	: Dadoing up to 7' Height with designer tiles in all toilets, Ceramic Tiles up to 3'height in utility/wash area
Electrical	: Concealed conduiting with copper fire retardant low smoke (FRLS) wiring with modular switches conforming to BIS. • Standard number of electrical points in all rooms of Anchor / Panasonic/ Legrand make • Power outlets for air conditioners in all bedrooms • Power outlets for Geysers in all bath-rooms. • Power plug for cooking range chimney / microwave / mixer grinder and plug point for RO unit in kitchen. • Plug point for refrigerator • 3 Phase supply for each apartment unit • DG power for individual apartment upto 1KVA
Communication	: Telephone, TV, Internet point provision in living and all bedrooms
Lifts	: Passenger lifts as per NBC norms.
Water Supply, Sanitary	: CPVC/ PPR piping conforming to BIS. All sanitary and plumbing fixtures of premium quality.
Toilets	: All Toilets consists of • EWC with flush valve • Hot and cold diverter point with shower • Plumbing provision for Geyser in all toilets
Drainage	: All PVC sanitary piping conforming to BIS. STP treated flushing water in toilets to reduce the fresh water requirement.
Gas Supply	: Gas supply through Gas bank and piping upto Kitchen.
Value Added Specifications	: Individual flats connected to common HT supply from Electricity Board. Raw water, DG/Energy, Gas meters for individual flat/Apartment.
Power back-up	: 100% Power backup through Generator for common areas, Club-house, lifts, water pumps and security checkpoints
Cable TV & Internet	: Cable TV/ INTERNET/ INTERCOM/ TELEPHONE ready network provision. CCTVs at required locations
Solar Power plant	: Solar panel power plant on terrace connected with Electricity Board Grid (Net metering) for common areas.

All specifications shall be conforming to the National Building Code.