



PRAGNA
GROUP

Presentation



HILL COUNTY

PRAGNA GROUP

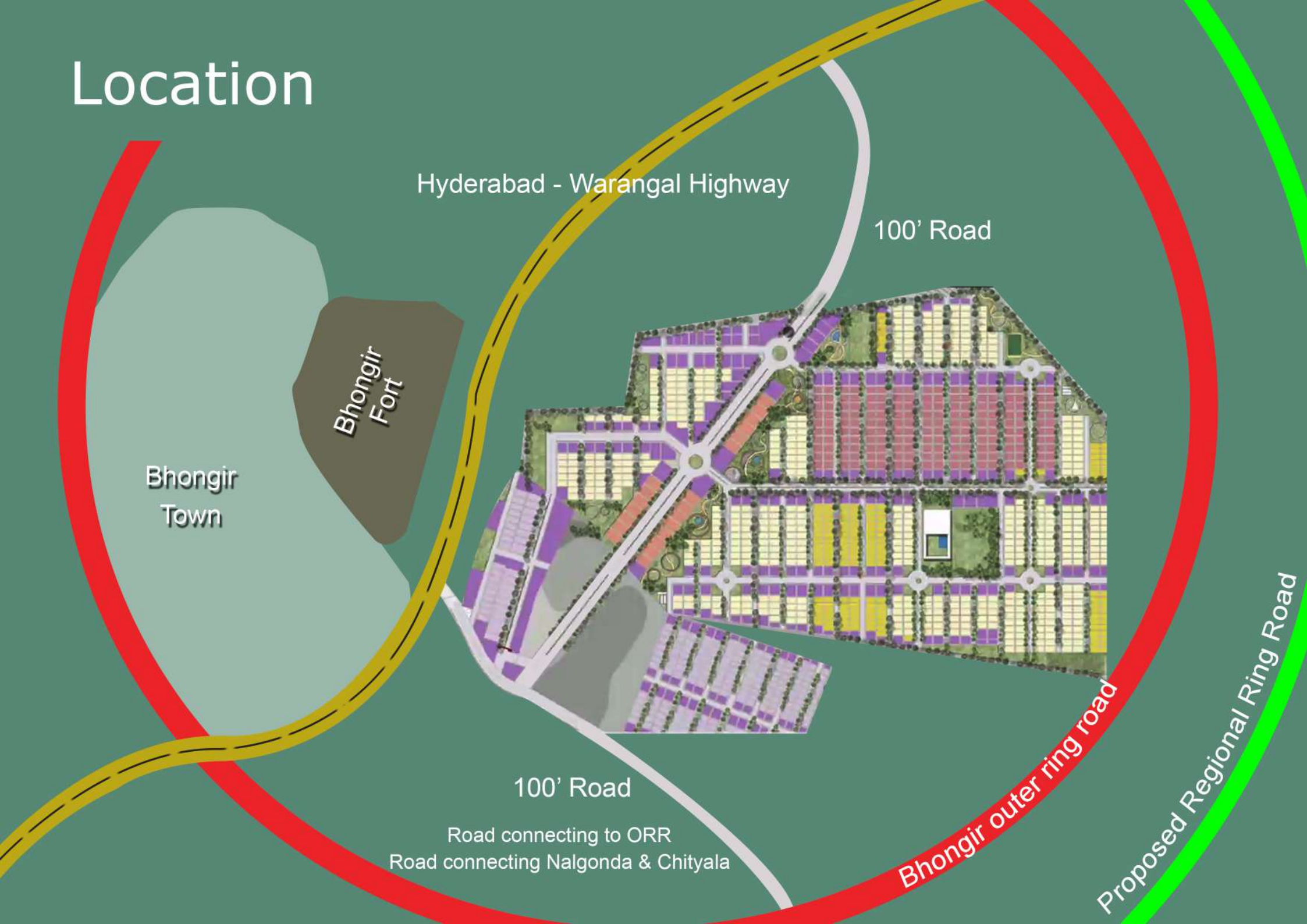
Bhongir —

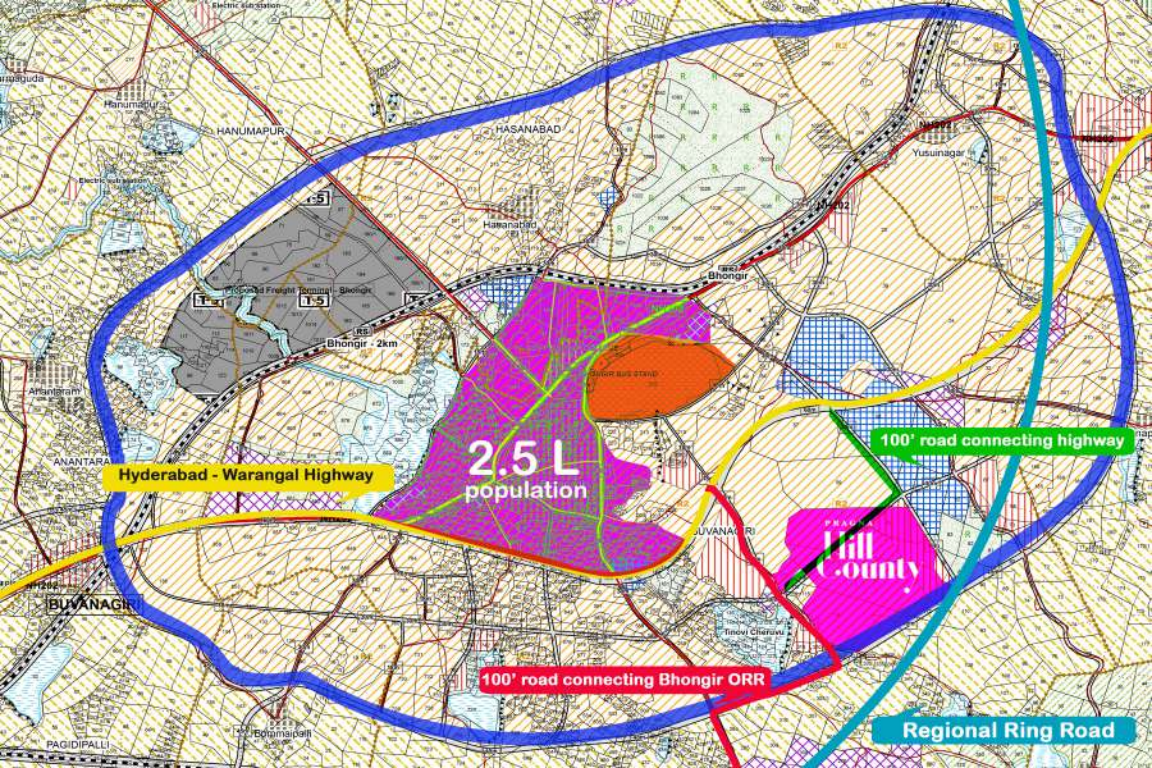
Project Description

- ▶ 145 acres HMDA & RERA Approved
- ▶ Designed by international architect
- ▶ Plots sizes : 180 | 190 | 228 | 240 | 400 & above
- ▶ Adjacent to Hyderabad - Warangal Highway
- ▶ Within Bhongir Municipality (Ward No - 2)
- ▶ Located in growth corridor of Telangana
- ▶ Located on its way to Yadadri, The Spiritual Capital of Telangana
- ▶ Potential for huge capital appreciation



Location





2.5 L
population

Hyderabad - Warangal Highway

100' road connecting highway

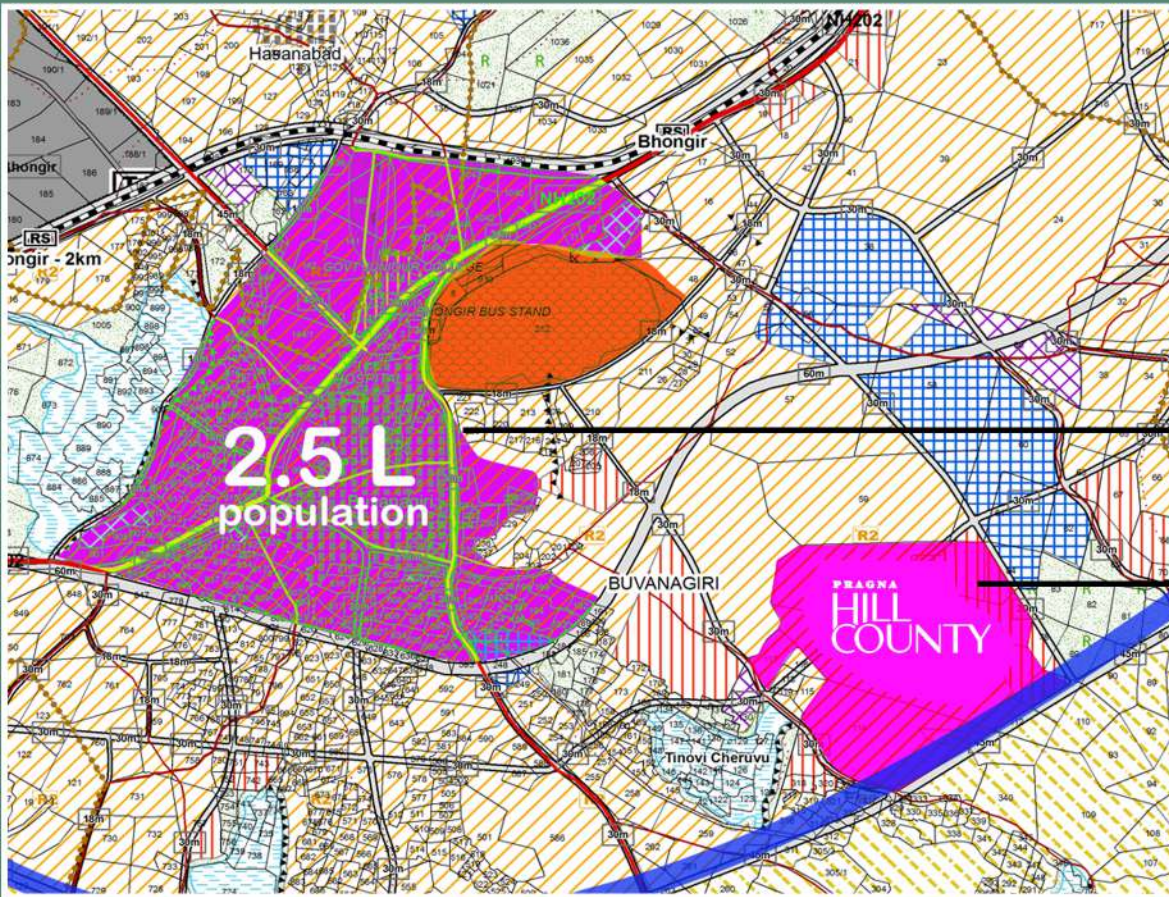
100' road connecting Bhongir ORR

Regional Ring Road

PHASE II
Hill County

Neighbourhood

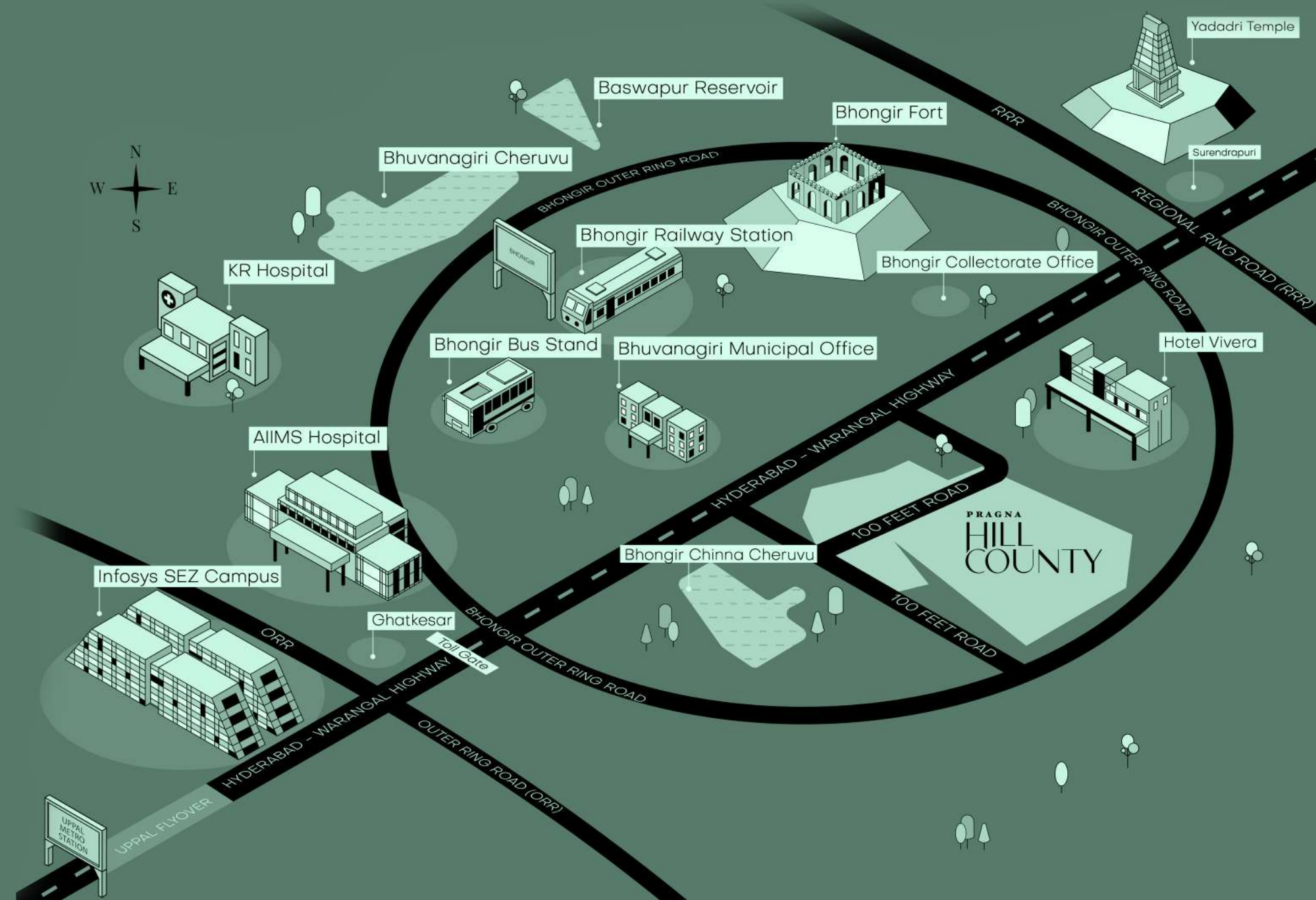
with high density of residential population in Bhongir ward 1



Bhongir Municipality ward 1

Bhongir Municipality ward 2

Location Advantages



Proximity



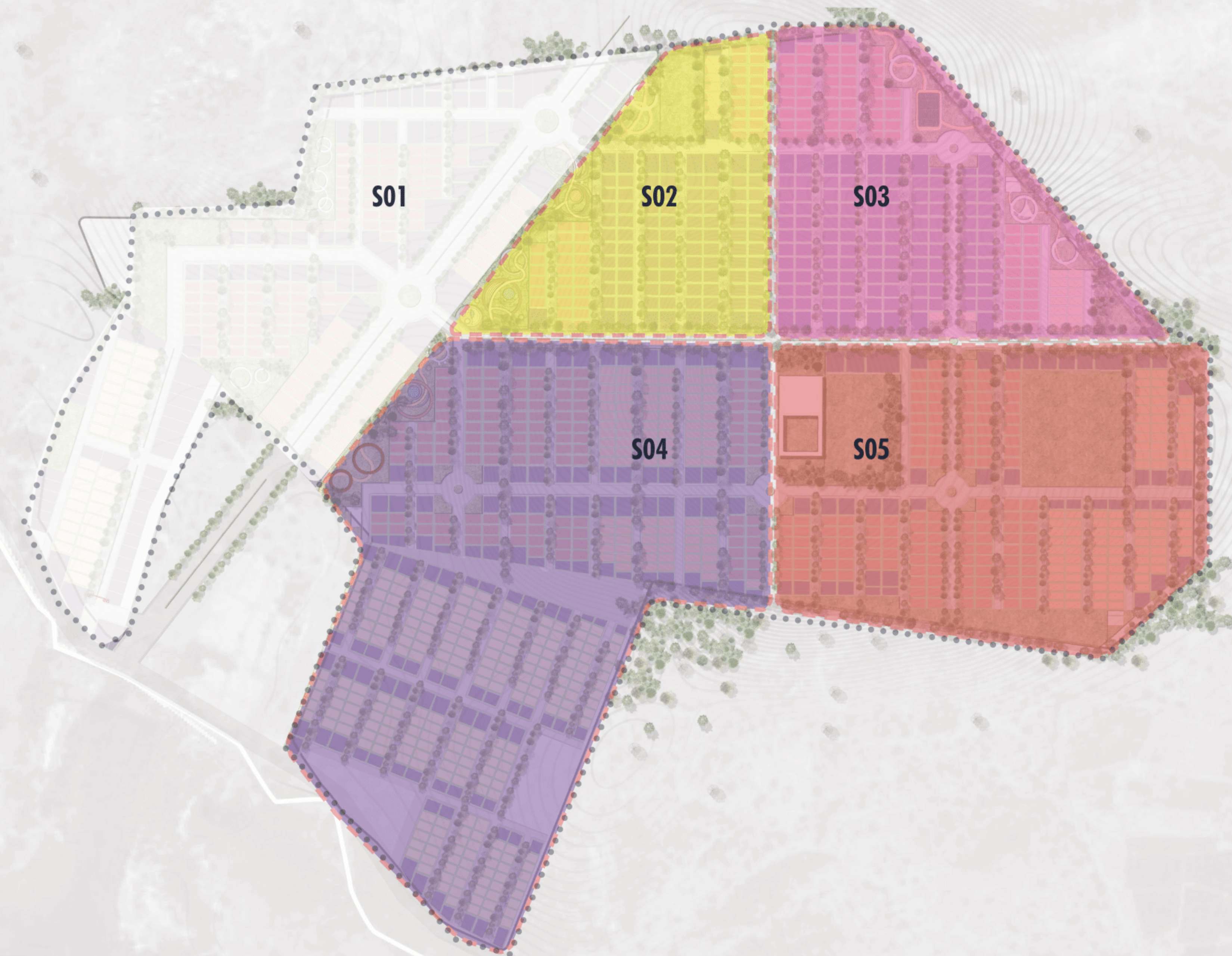
Yadadri - The Spiritual Capital of Telangana



BHONGIR | MASTER PLAN DEVELOPMENT

Master Layout





MASTER PLAN | **CONCEPT**

The site is enriched by devising spatial relationships and programmatic layouts that spark chance encounters, encourage communication, interaction and consolidate communities, this provides the setting for social dialog. Urban street landscaping introduced, creates a safer walking environment, improves local business, lowers sun heat and air temperatures, and increases overall emotional and psychological health of the users.

The masterplan is divided into 5 sectors. Each sector is assigned a colour theme that all the landscape elements, from the selection of trees, utilities, street furniture to the paving stones, follow. The theme helps in creating a cohesive base where the individual plots blossom.



FORGING A DEEP CONNECTION WITH NATURE



Sector 1
Ivory



Sector 2
Glow



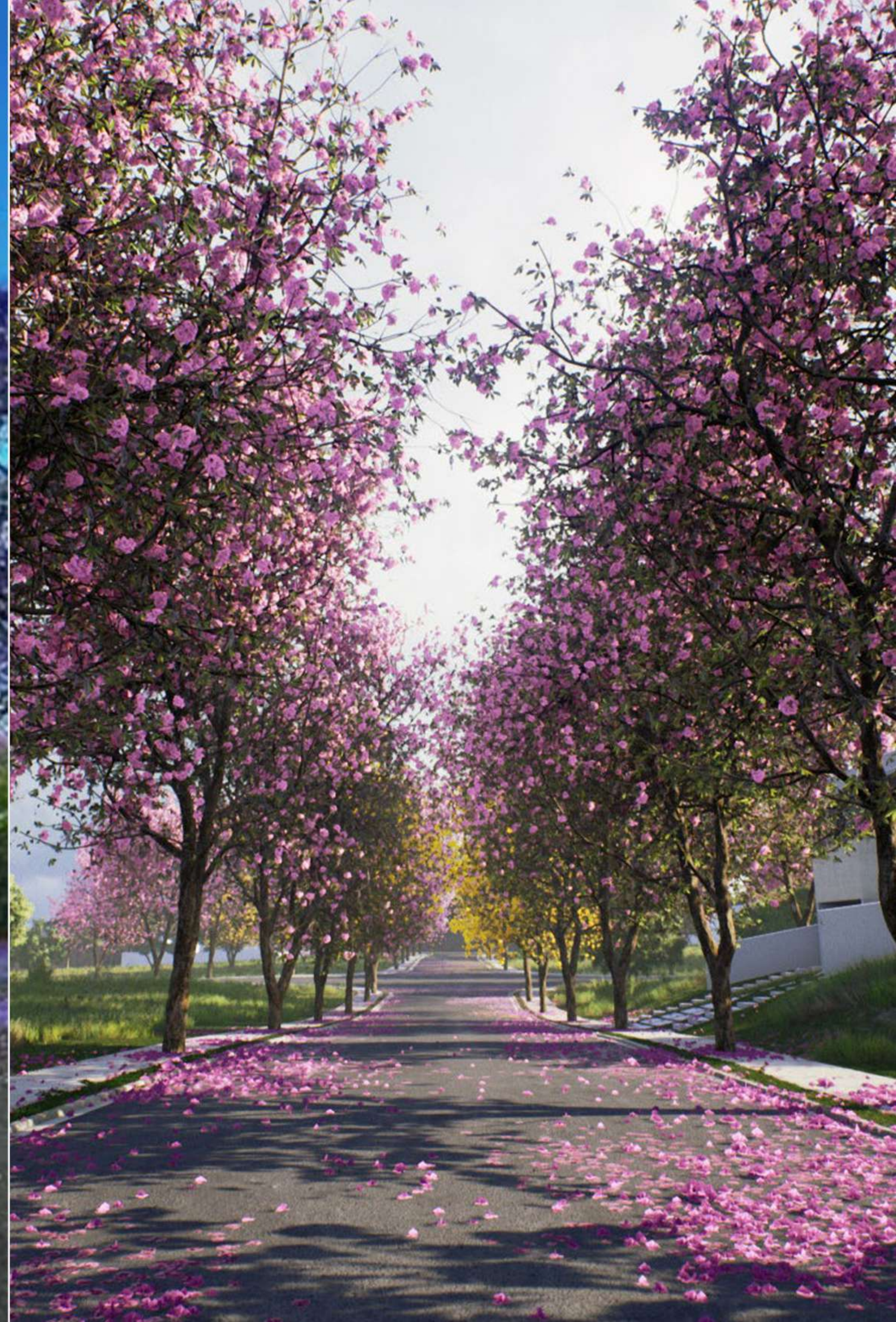
Sector 3
Blush



Sector 4
Bliss



Sector 5
Desire

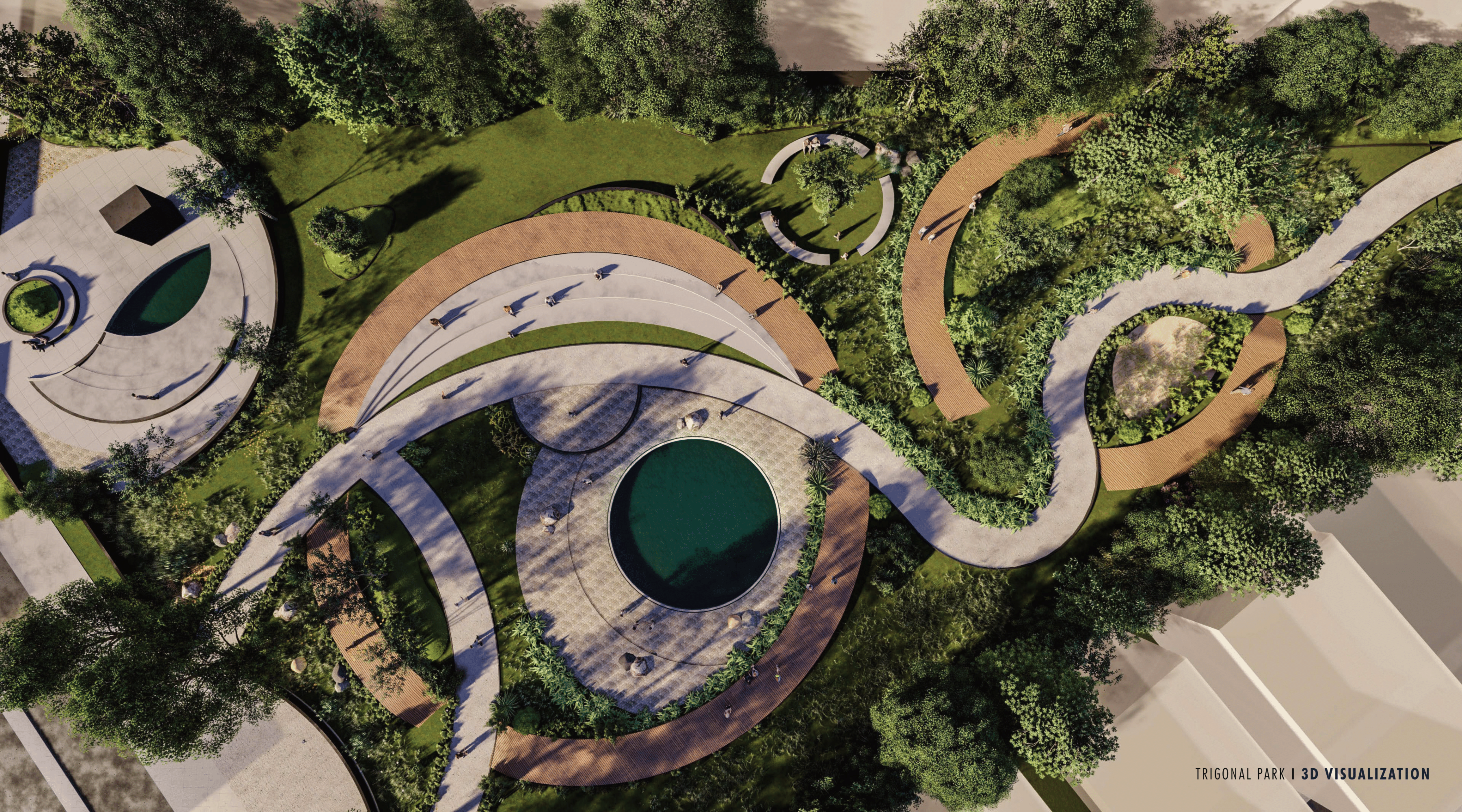




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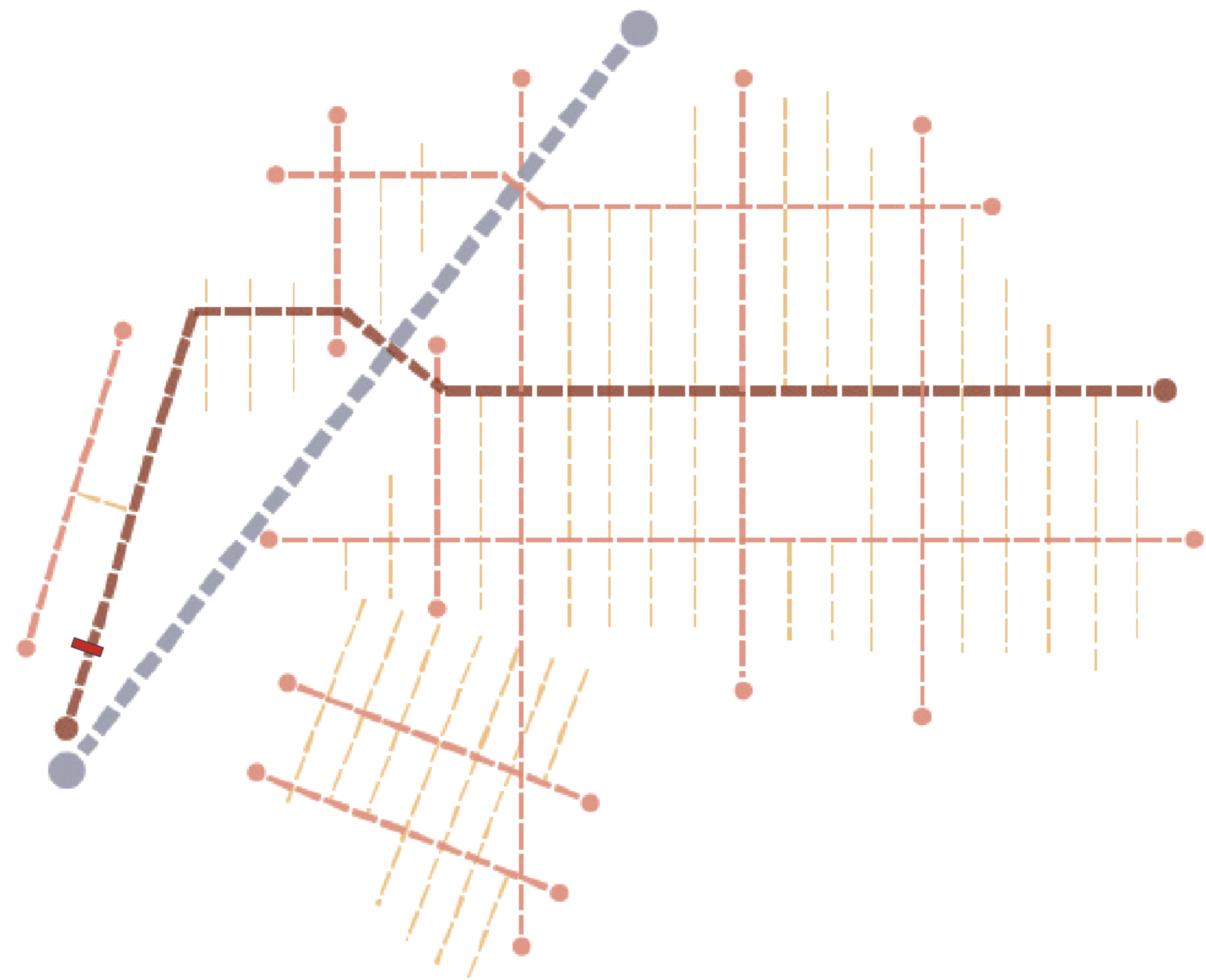




KID'S PLAY AREA | 3D VISUALIZATION

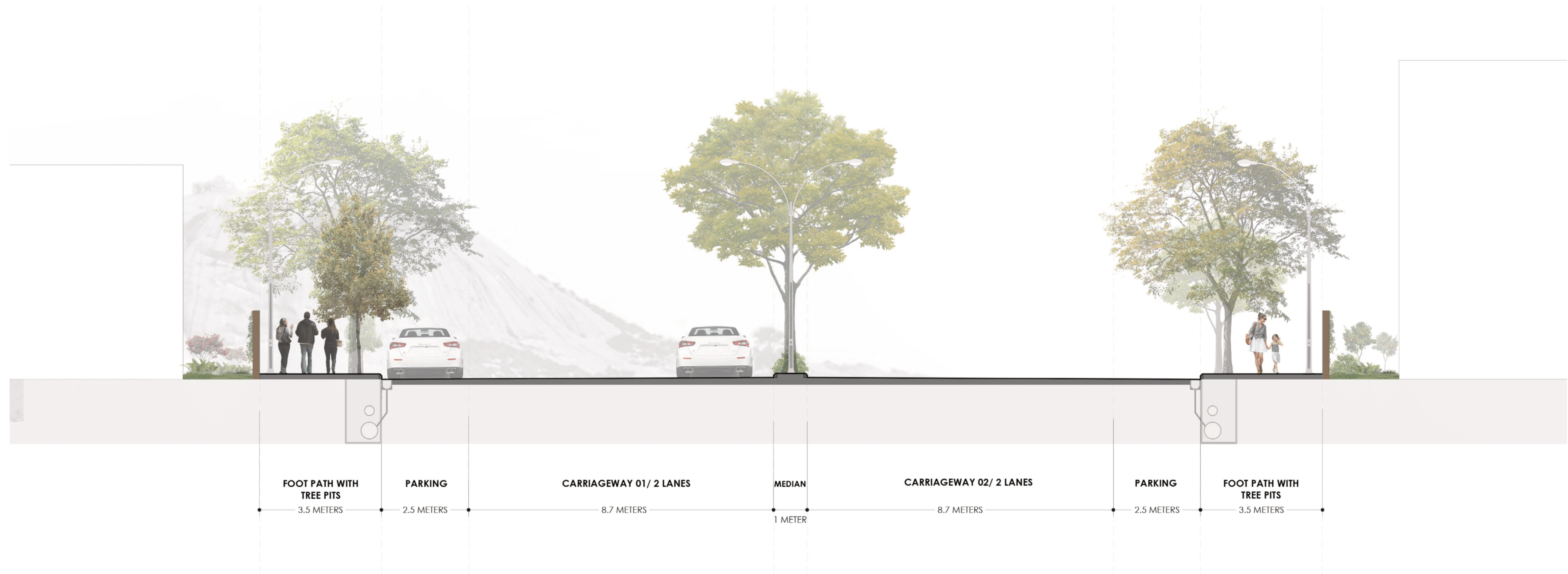






- 100 FT ROAD
- 60 FT ROAD
- 40 FT ROAD
- 30 FT ROAD
- ENTRY PORTAL





**FOOT PATH WITH
TREE PITS**
3.5 METERS

PARKING
2.5 METERS

CARRIAGEWAY 01/ 2 LANES
8.7 METERS

MEDIAN
1 METER

CARRIAGEWAY 02/ 2 LANES
8.7 METERS

PARKING
2.5 METERS

**FOOT PATH WITH
TREE PITS**
3.5 METERS



FOOT PATH WITH
TREE PITS

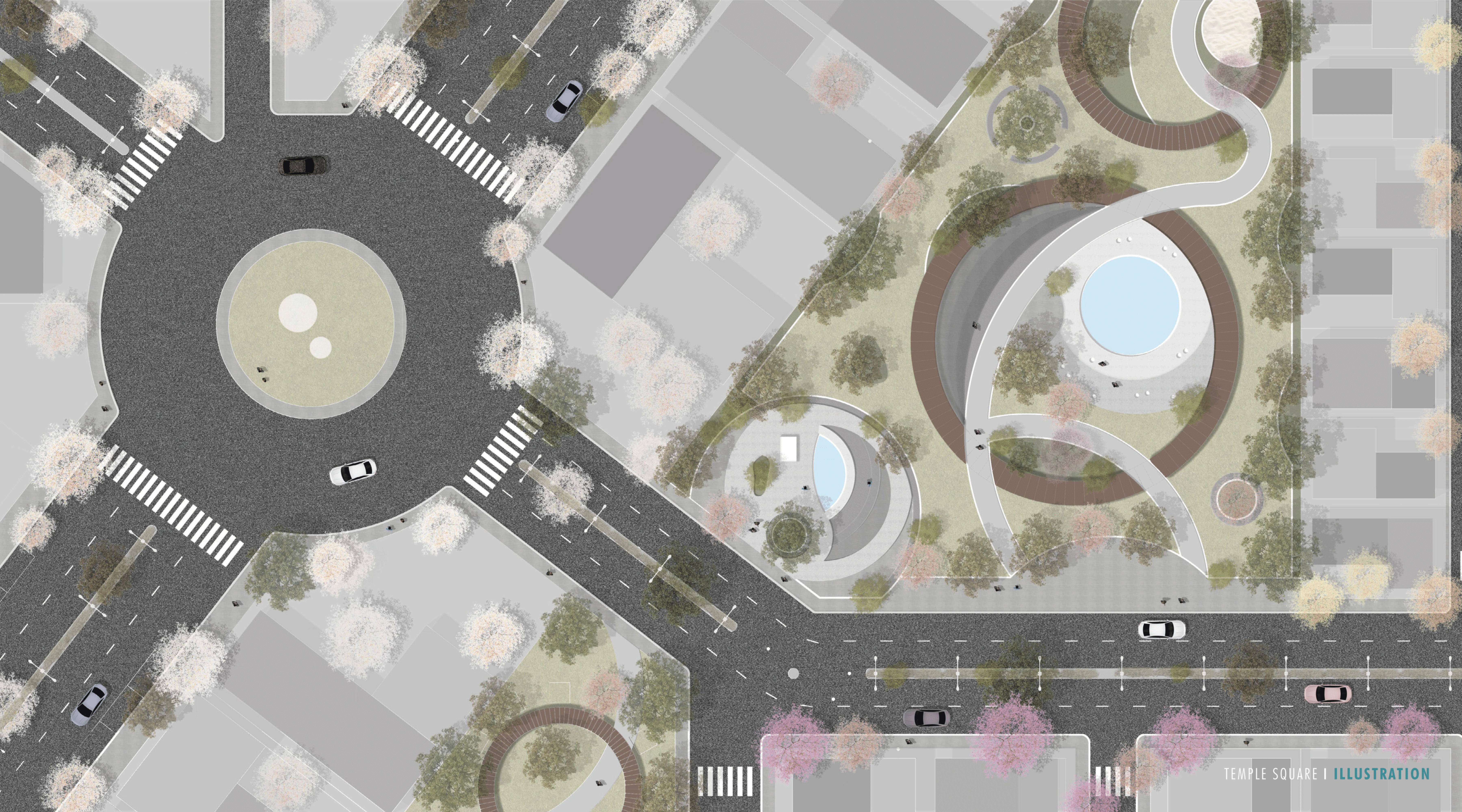
CARRIAGEWAY LANES

FOOT PATH WITH
TREE PITS

2.6 METERS

7 METERS

2.6 METERS





Project Amenities



CC Roads



UG Drainage



Way finding marking



Fountain



Borewell



UG Electricity



Avenue Plantation



Sports Arena



Over Head Tank



STP



Grand Entrance Arch



Kids Play Area



Water Harvesting



Cycling



Footpath with tree pits



Amphi Theatre

Layout developments

Water Facilities



Borewell

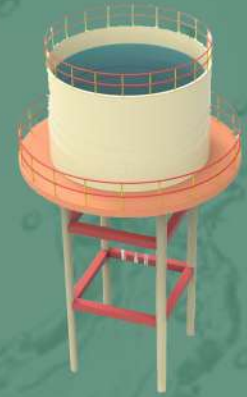


Water Harvesting



మిషన్ భగీరథ

Mission Bhagiratha connection



Over-Head Tanks



Piped water connection to each plot



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CLUB HOUSE I 3D VISUALIZATION

Club House Amenities

50,000 Sq.Ft. Club House

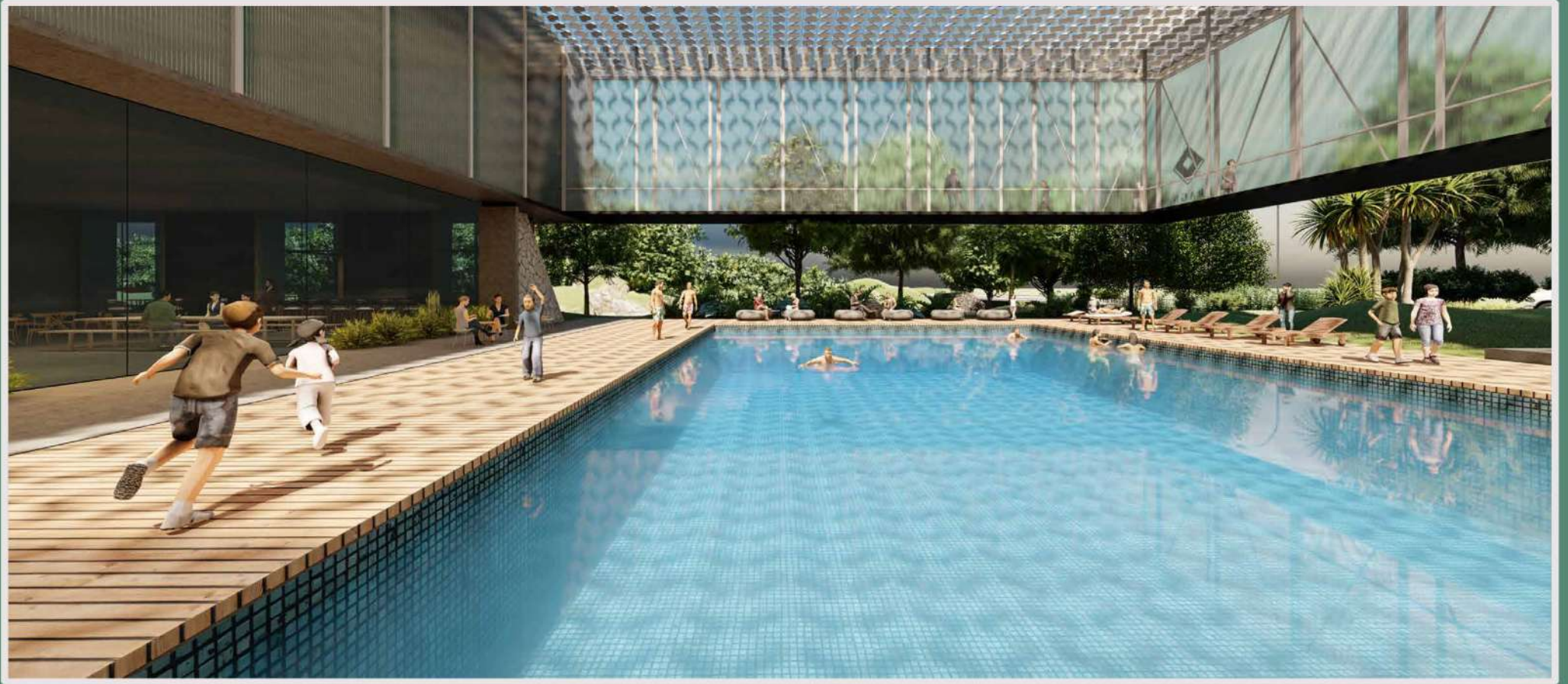
Built on 3 acres of land, the clubhouse offers a wide range of activities for you to choose from.

- Swimming Pool
- Badminton Court
- Banquet Hall
- Guest Rooms
- Indoor games
- Cafteria
- Well equipped A/C Gym
- Multi-Cuisine Restaurant



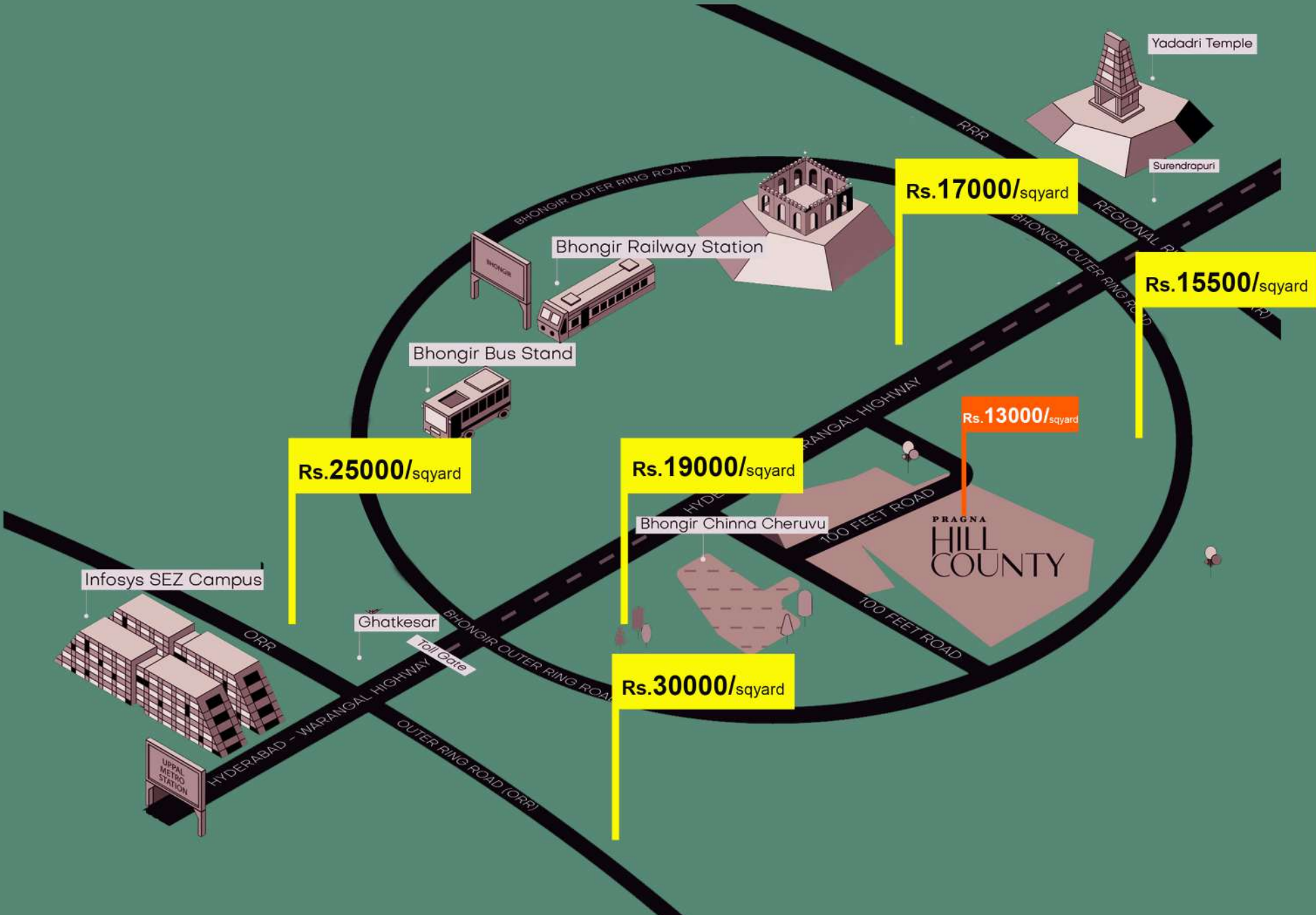


Club House



Swimming pool

Competitive Advantage



Price of a plot in Hill County is still competitive.

How?

		Pragna Hill County	Others
CC Roads		Yes	No
Under Ground Electricity		Yes	No
Club House (50,000 sft)		Yes	No
Road Junctions/Sectors		Yes	No
Amphi Theatre		Yes	No
Coloured Theme Landscaping		Yes	No

Payment Structure

- ▶ Blocking Amount :Rs. 50,000/-
- ▶ Booking Amount : 2Lac (in 7 days)
- ▶ 25% of total amount to be paid in 10 days from the day of booking.
- ▶ Balance amount need to be paid in 30 days from the date of booking.

Digital Documents in USB



- ▶ Digital USB
- ▶ Link Documents
- ▶ HMDA & RERA Approvals
- ▶ Legal Opinion
- ▶ Site Plans
- ▶ Registration Documents

FAQs

1. What will be time frame of completion?

December 2022.

2. Do we get loans for plots in Hill County?

Yes, 60 - 70%, depends on individual credit score.

3. Loan interest rate?

7.2 to 9.5%, depends on individual credit score.

4. Can we resale ? When?

Yes, anytime after plot registration

5. What are the cancellation charges ?

0% (before agreement) 25% (after agreement)

FAQs

6. Is water facility available?

Yes, Mission Bhagiratha, Borewells, OHTs & Piped water connection to each plot

7. Payment structure?

Booking - 2L | 25% in 10 days | Balance in 30 days

8. Is project RERA Approved?

Yes, we are going to obtain very soon

9. How do I know developments progress?

Developments progress will be uploaded in website in the 1st week of every month

10. Are there any charges for club house membership?

NIL for Hill County Customers.

Track Records



Royal Retreat Sangareddy X Roads

DTCP APPROVED LAYOUT

THANK YOU



The Future Landmark