



SUKRITHI SUBHAGA



Villa Plots @ **Nandikandi**, Sangareddy



Joshita Infra Developers LLP

Realty, The Right Way



TLP No. 306/2021/H



“A visionary builds what dreamers imagined”

About The Founder

If one has to speak about Sri SSRK Prasad, this quote says it all. He laid the foundation of **J-Group** with strong principles of values, integrity and discipline. With a vision to create an ecosystem where growth and development happens to all those who associate with him, Sri SSRK Prasad has come a long way.

With an illustrious experience of more than two decades in the real estate field, Sri Prasad's career commenced with Sales and in his journey he has interacted closely with people from different strata of life. It is here that he realized the need to come up with something, especially in real estate, that would not only fulfill someone's dream but also do proper justice to every rupee they spend.

Having worked as an Executive Director in prestigious Real Estate Firms, Sri Prasad has earned the trust and goodwill of people by offering best plots from various ventures and contributing to their growth and happiness. Most importantly, Sri Prasad strongly believes in transparency and it has been his goal to give a honest buy to those who trust in him with their hard earned money. With this intent, he has started on his own and this led to the inception of **Joshita Infra Developers LLP**.



Our Vision

J Group's vision is to create an ecosystem of growth and development for all stakeholders backed by experience, efficiency and empathy.



Our Mission

To constantly & consistently innovate and leverage the experience for achieving efficiency in business processes thereby providing optimum value for our customer's investment and earning their trust in every single touchpoint that enables in creating an enduring brand value.

Our Value System

Trust

It is the biggest strength of J-Group earned from its esteemed customers by catering to them with the most beneficial deals.



Transparency

Unlike others, at J-Group what you see is what you pay and you get what you pay for. There are no hidden charges whatsoever.



Affordability

Making the dream of owning a land come true is the drive behind J-Group. Hence, all our ventures have the most affordable pricing.

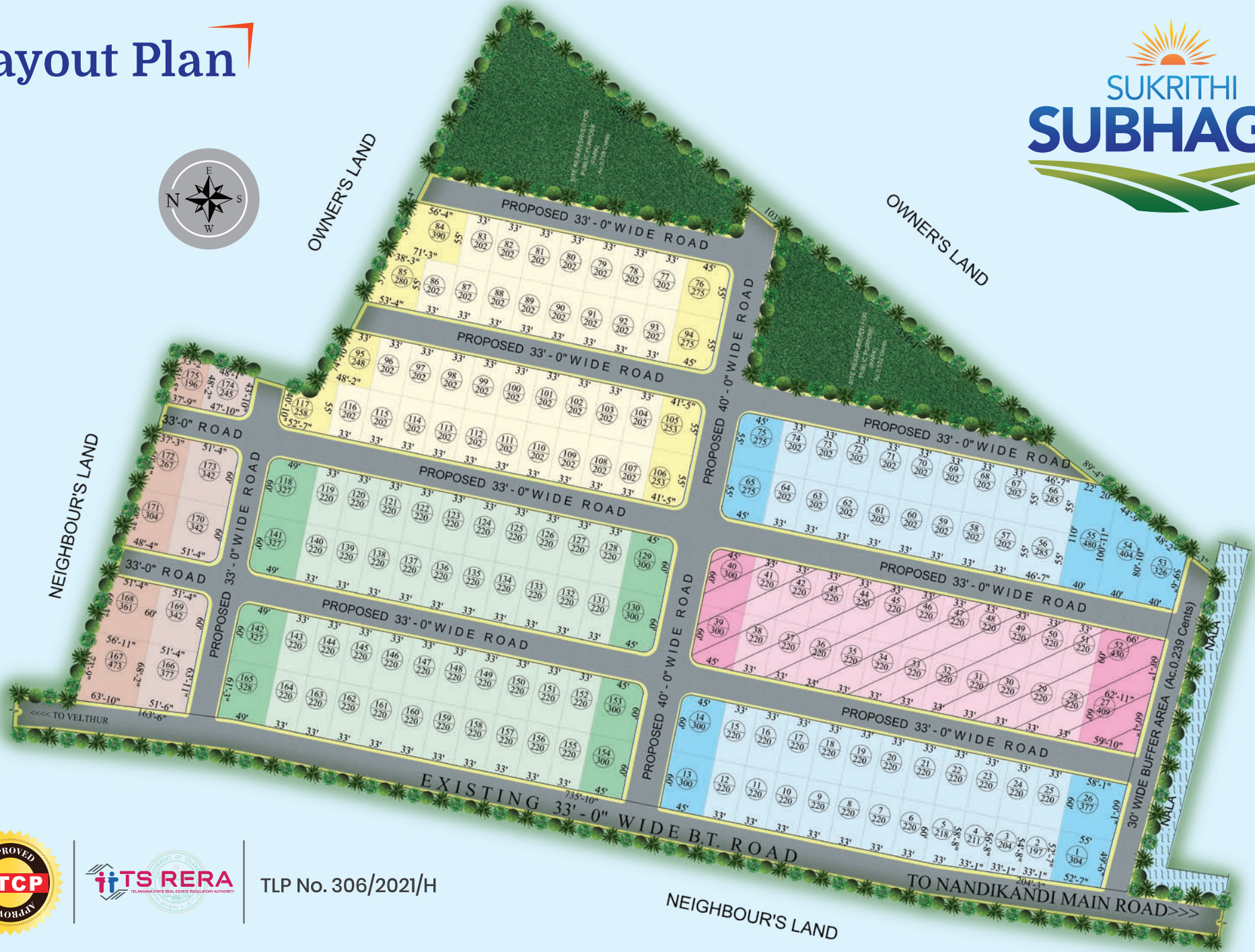


An Innovative Edge over Conventional Approach - J Group

- Plot Cost
- Registration Charges
- Documentation Charges
- Government taxes applicable
- Premium charges for Corner Plots
- Additional Charges for Commercial Plots
- Additional Charges for East or North Facing Plots
- Development Charges
- Maintenance Charges



Layout Plan



TLP No. 306/2021/H



Project Features

- DTCP Approved Layout
- 100% Vasthu
- Grand Entrance Arch with Gate
- All Blacktop Roads
- Underground Drainage System
- Street Lights
- Electricity
- All round Compound Wall
- Children Play Area with Land Scaping
- Avenue Plantation
- Overhead Tank
- Water Pipeline Connection to Individual Plot

Near by locations



<10
mins

- Sadashivapet Town
- Proposed Regional Ring Road
- Sangareddy Town
- Delhi Public School
- Rao's International School
- Shopping Malls
- Multi Speciality Hospitals



11-20
mins

- JNTU – Sangareddy
- Kandi Junction
- IIT Hyderabad
- Rudraram
- Gitam University
- MNR Medical College
- Candiidus International School



21-30
mins

- Maheshwara Medical College
- Pashamailaram SEZ(TSIC)
- Isnapur Junction
- Muthangi Exit(ORR – Exit #3)
- Patancheru Bus Stand
- ICRISAT & ODF
- Gaudium International School
- Kollur Exit



31-40
mins

- Medical Device Park(Sultanpur)
- BHEL Junction
- Beramguda
- Amenpur
- IT Park
- Financial District
- ISB School
- BDL
- More than 3 Intl. Schools
- Gachibowli



“ Sukrithi SUBHAGA -
your Passport to Prosperity ”



Why Invest With Us?

The city of Mumbai is called the land of opportunities and today the road leading to it is reflecting the same. The Hyderabad - Mumbai highway has become a golden hub for real estate investment. **J-Group** identified the potential of this region and has launched a venture in Nandikandi. Below are few points which would convince anyone to make a land purchase.

Key Highlights

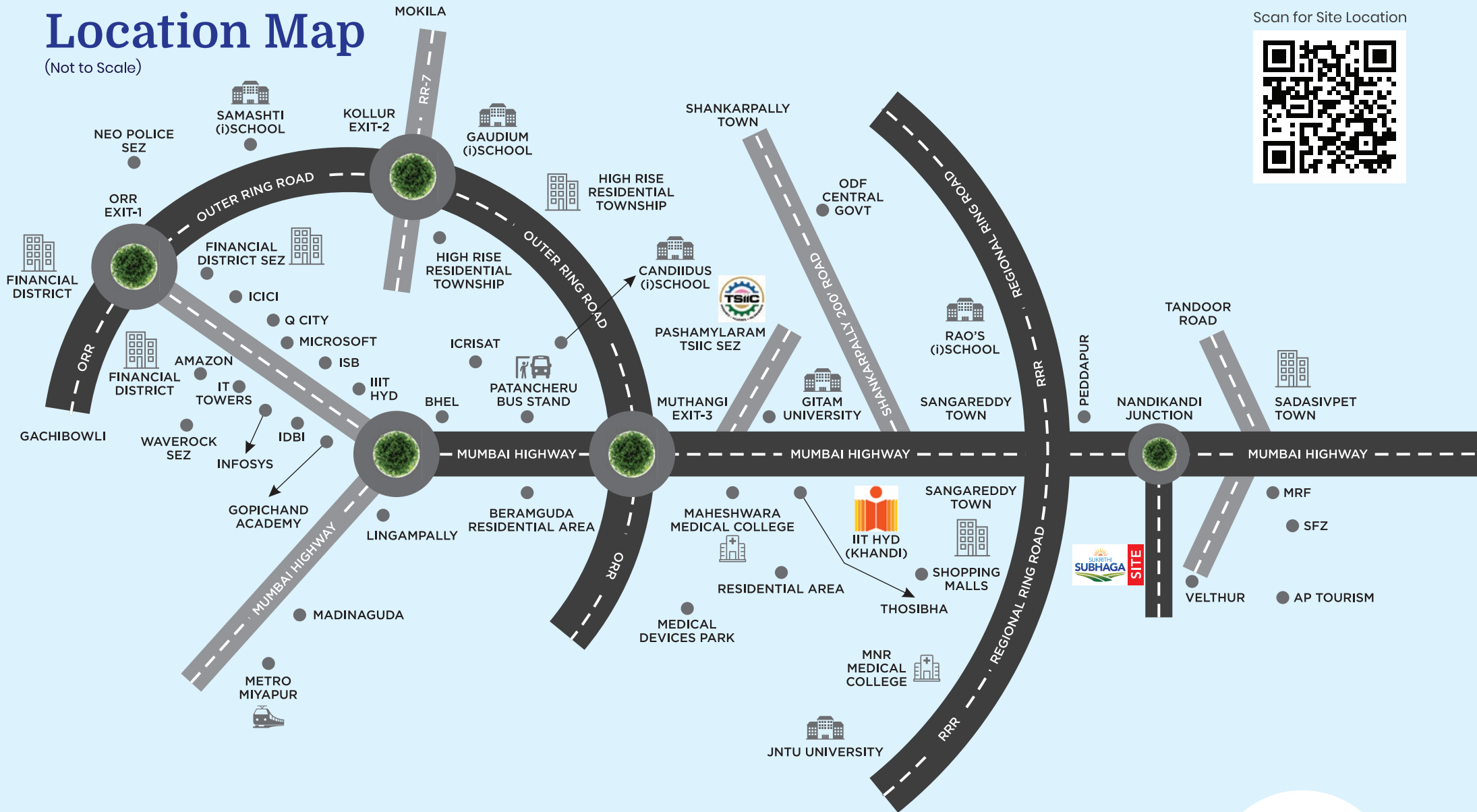
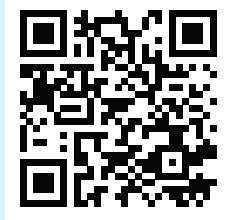
- Among the 9 highways connected to Hyderabad, the market growth of Mumbai highway is independent. The development was on its own prompting investments from common man to the wealthy class.
- A major part of the city's development right from LB Nagar to Hyderabad main city has happened based on Mumbai highway.
- Mumbai highway is the main connect to the IT hub based in West Hyderabad. Thousands of employees have bought in areas surrounding the highway marking it as an authentic residential area.
- Large scale central government establishments such as BHEL and international organisations like ICRISAT are part of this area which has resulted in forming of strong residential colonies.
- There is excellent public transport facility due to the presence of Patancheru bus stand which provides connectivity to all districts across Telangana.
- Mumbai highway is close to the Outer Ring Road (ORR) offering best connectivity to places like airport.
- There is a huge industrial presence in the form of Pashamlaram industrial area spread across 700 acres with major industries having their base.
- Medical Devices Park has come up in 200 acres and it is the hub for medical research and manufacturing. The Mumbai highway plays an important role in terms of connectivity.
- The stretch is also an educational hub which led to the growth of Sangareddy town. Today, there are 30 schools, 6 international schools, 6 colleges and notable among them are IIT-Hyderabad, GITAM College, MNR Medical College, JNTU Engineering College, Agriculture and Horticultural University.
- Access to healthcare is quite good as there are nearly 20 multispecialty hospitals.
- Sadashivpet and Sangareddy are developing rapidly and between them is the Nandikandi layout. Added to that, the Regional Ring Road would be passing between these two towns.
- Approximately 12000 acres is being acquired by Central Government for a proposed National Investment Manufacturing Zone at Zaheerabad.



Location Map

(Not to Scale)

Scan for Site Location



J Group
Realty, The Right Way

Corporate Office

Joshita Infra Developers LLP
Plot No. 38, 2nd Floor, Road No. 1, Kakatiya Hills
Jubilee Hills, Hyderabad - 500 033
www.jgroupinfra.com

Site Address

Sukrithi Subhaga
Nandikandi, Sangareddy

