

Approved by:



LP No. 000328/LO/PIg/HMDA/2021



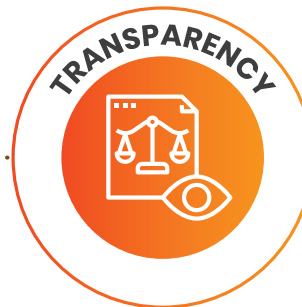
**J Group**  
Realty, The Right Way



# SUKRITHI JAITHRA



Villa Plots @ **Kucharam**, Medchal



**Joshita Infra Developers LLP**

**Realty, The Right Way**



“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.



# What you see is what you pay - J Group

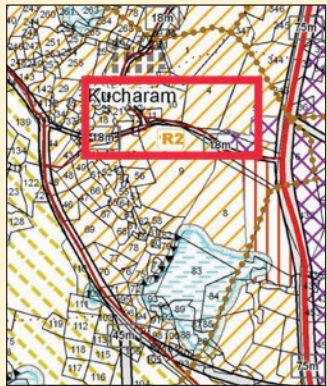
- Plot Cost ✓
- Registration Charges ✓
- Documentation Charges ✓
- Government taxes applicable ✓
- Premium charges for Corner Plots ✗
- Additional Charges for Commercial Plots ✗
- Additional Charges for East or North Facing Plots ✗
- Development Charges ✗
- Maintenance Charges ✗







# Layout Plan



Residential zone as per HMDA Master Plan 2031

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## Project Features

- HMDA Approved Layout
- 100% Vasthu
- Grand Entrance Arch with Gate
- Layout Main Road – Paver Block Road
- All Internal Roads – Blacktop Roads with Footpaths
- Underground Drainage System
- Underground Electricity
- Street Lights
- All round Compound Wall
- Children Play Area with Landscaping
- Avenue Plantation
- Overhead Tank
- Water Pipeline Connection to Individual Plot





## Near by locations



**<5**  
mins

- Medchal Town
- Lot of International Schools
- Medchal Bus stand
- Medchal Railway Station
- Medchal MMTS
- Multi Speciality Hospitals
- 750 Acre TSIC SEZ



**10-15**  
mins

- ORR Exit
- CMR College
- 10 International Schools
- Kompally
- Proposed IT Park
- Kompally Hospitals
- Kompally Town



**20-25**  
mins

- Suchitra Junction
- Loyola College
- Delhi International School
- Unicent International School
- No. of Housing Projects
- Tech Mahindra SEZ
- Mallareddy University
- Dundigal Proposed IT Park
- Genome Valley – B-Hub



**30-35**  
mins

- Medical Device Park
- Pragathi Nagar
- Miyapur
- Medical Colleges
- Kollur
- Gachibowli
- Financial District
- Patancheruvu Bus Station
- Kandi IIT

“Head towards north,  
and discover  
the North of your Life.”



## Why Invest With Us?

The thumb rule for any real estate buying is best price, best returns and the recent boom in Hyderabad, especially the North part, is phenomenal. It is here that **J-Group** decided to commence its venture at Medchal highway as the scope for development and returns is immense. There are many salient reasons as to why someone should buy a plot in this 25 acre venture.

### Below are few key highlights:

- The nearest town to 158 km stretch of ORR is Medchal which is just 3 kms.
- The entire stretch is a 4-lane highway with the most sought after residential housing projects coming up on either side resulting in huge appreciation of land value.
- Medchal is an educational hub. In a radius of 10-12 kms there are 11 International Schools, 4 Engineering colleges and 1 University.
- The major lands of TSIC are on Medchal highway. Notable among them are 340 acres industrial park, 737 acres Toopran automobile industrial cum residential park. This results in huge employment scope.
- The site is just 1 km from the 87 acres SEZ (Special Economic Zone) which is a hub for not just B-Hub but also IT companies.
- The world renowned Genome Valley is just 10 kms away from the site.
- The Regional Ring Road (RRR) is approximately 6-7 kms from the site.
- There are no hidden costs attached to the price of the plot. What you see is what you pay.

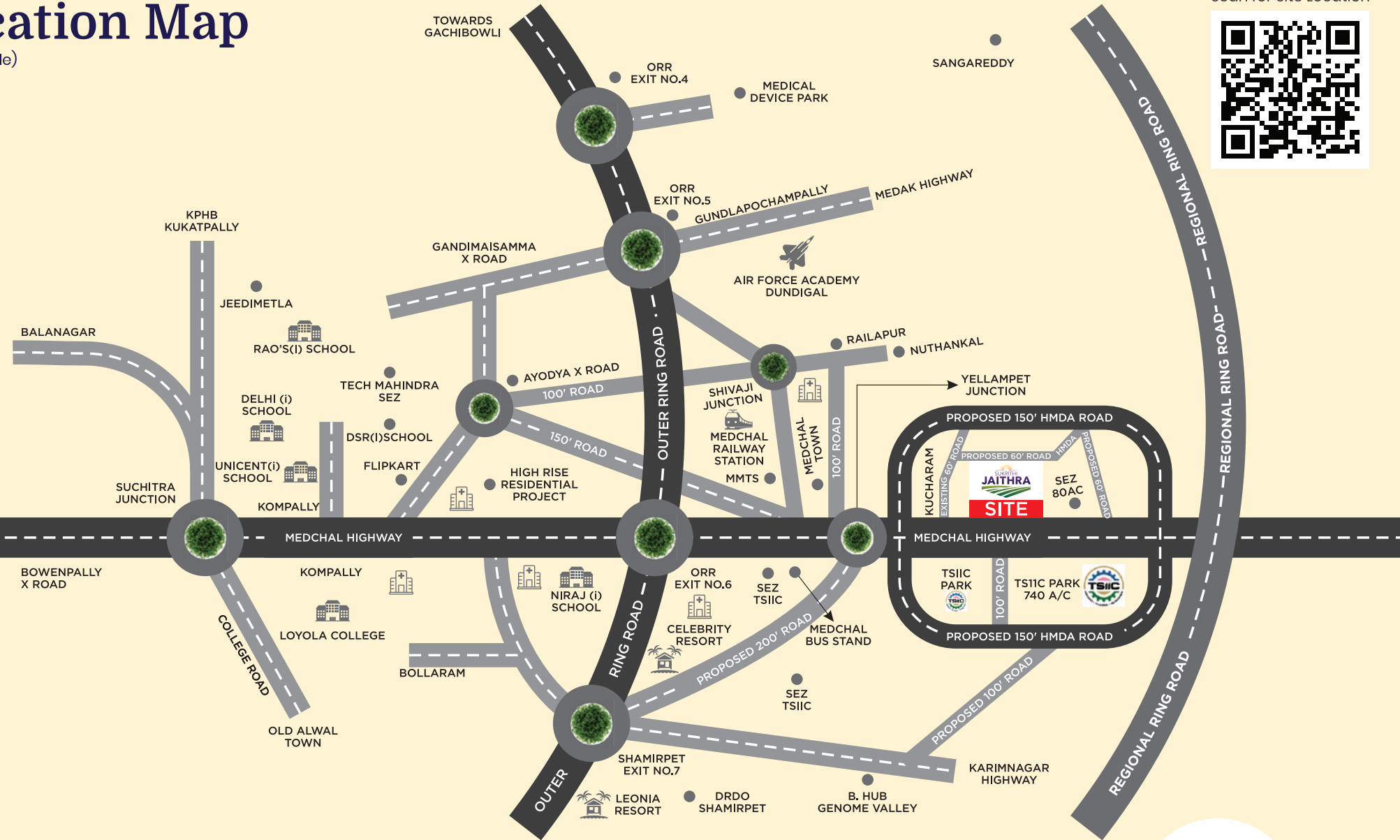




# Location Map

(Not to Scale)

Scan for Site Location



**J Group**  
Realty, The Right Way

## Corporate Office

**Joshita Infra Developers LLP**

Plot No. 38, 2<sup>nd</sup> Floor, Road No. 1, Kakatiya Hills  
Jubilee Hills, Hyderabad - 500 033  
www.jgroupinfra.com

## Site Address

**Sukrithi Jaithra**

Near Kucharam Village, Opp. TSIC  
Medchal, Hyderabad

