

Housing Projects – Survey Report

Survey done by:	Ashok Kumar	Date:	29/06/2020
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Project Details

Name of Project	Raheja Vistas , Nacharam		
Location	IDA,Nacharam		
Type	☐ Apartments		
No of units	972 flats		
Unit Sizes	1195 to 1440 sft		
Area of total land	10 acres		
No. of floors	12		
Stage of Construction	540 units completed, rest under progres.		
Specifications	☐ Deluxe ☐ Luxury		
Amenities	☐ Lifts	☐ Badminton Court	☐ Gated community
	☐ Generator	☐ Basket Ball court	☐ Tennis court
	☐ Landscaped gardens	☐ Recreation Room	☐ Shops
	☐ Swimming pool	☐ Restaurant	☐
	☐ Gym	☐ Club House	☐ 24 Hrs Security
	☐ Community Hall	☐ Underground cabling	☐ Street lighting
	☐ Sewerage treatment plant		☐ Municipal water supply
	Other:		
Price	Rate per sft of construction	4,500/-	
	Rate per sq. yd. of plot	NA	
	OR rate per unit	7,00,000/-	
	Amenities charges		
	Lift & Generator charges		
	Car Parking Charges		
	Two wheeler parking charges		
	Electricity connection charges	for 1 / 3 phase	
	Water connection charges	East facing extra-50/- Corner-100/- Floor Rise-20/- Park View-100/-	
	Other Charges	GST-12%	
Total cost of typical unit	60 to 77 lakhs(Negotiable upto 350/- per sft)		
Brochure Enclosed	☐ Yes		

Builders Track Record

Name of Builder	K Raheja Corp
Name of MD/ Owner	
Office Location	Plot no 127A, IDA, Nacharam
Contact Person at office	Shankar
Office Phone No.	+918142998191
Contact Person at site	Abhishek
Site Phone Nos.	+919966233948
Website / email	www.rahejavistashyd.com
Track Record	_____ years in business and _____ projects completed.

Prominent Completed Projects details

Project Name	Location	Type	No. of Units or Area	Present Status
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress
		☐ Flats ☐ Houses ☐ Plots ☐ Commercial		☐ Completed ☐ Proposed ☐ Under progress

Remarks

RAHEJAVISTAS 
Nacharam

WHERE
HOME 
COMMUNITY
FIND THE PERFECT BALANCE

LIVE IN THE EMBRACE OF A WARM COMMUNITY

In the heart of Nacharam is a one-of-a-kind gated residential society, where you get the best of community living. Welcome to Raheja Vistas, and enjoy life to the fullest in premium 2 & 3 bed residences with spacious balconies.

This thoughtfully designed community is already home to 250+ happy families. Be a part of a warm and likeminded neighbourhood today!



Illustrative image

A CELEBRATION OF SPACE

Step into interiors that anticipate your every need.

With ambient living rooms, inviting kitchens and cozy bedrooms that open up into spacious balconies, we've created lifespaces that you would simply love to come home to. Perfect for either a quiet evening at home with your family, or for a vivacious celebration with all your friends and loved ones. These residences have been designed to handle them all.



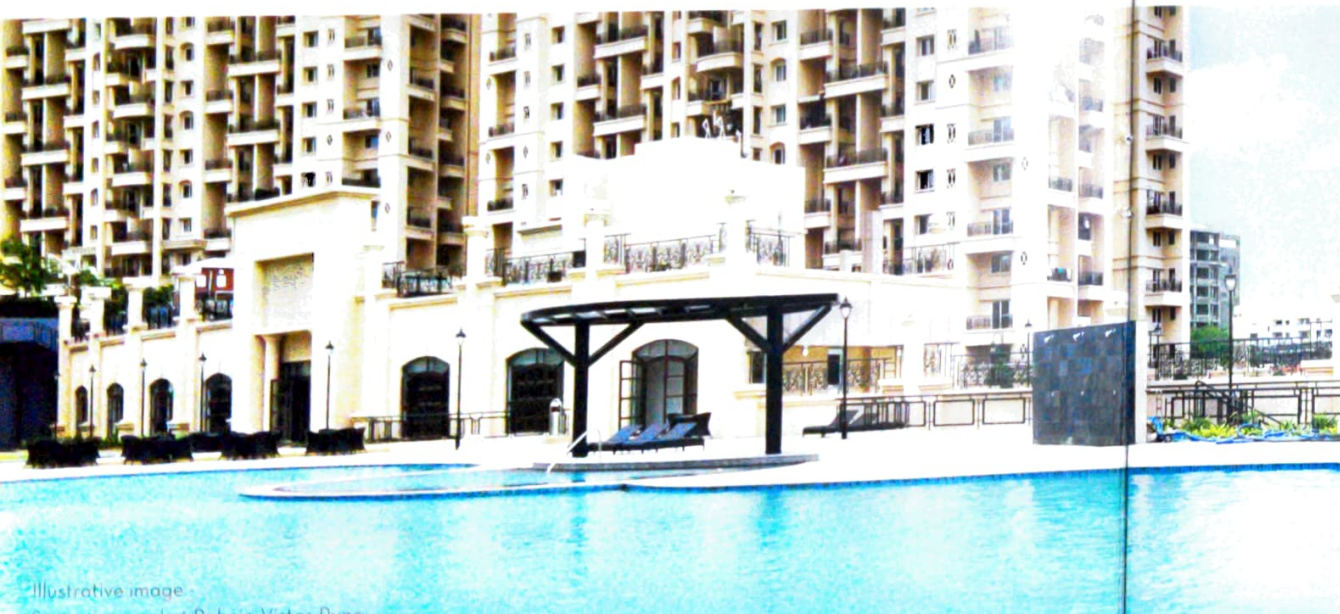
Illustrative image

SO MANY WAYS TO SPEND YOUR FREE TIME

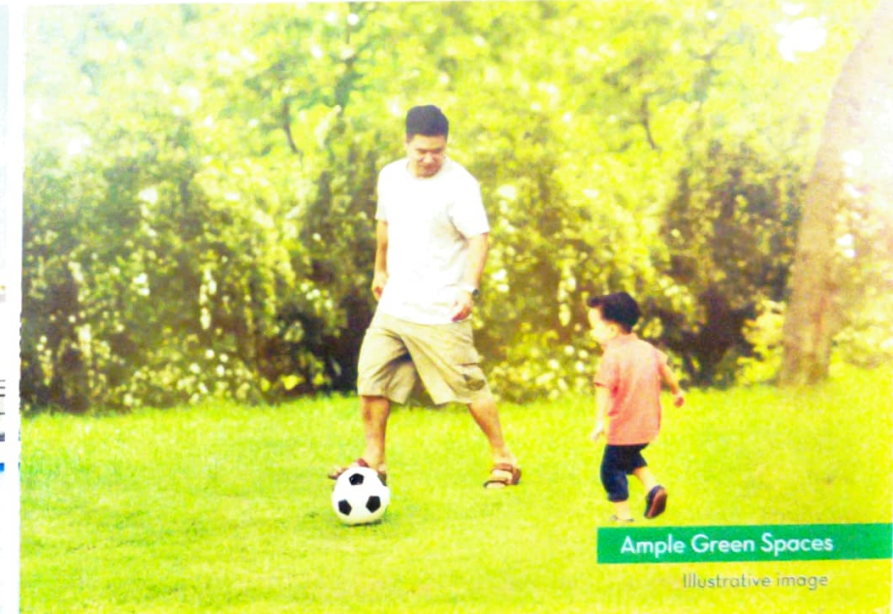
An enviable leisure experience awaits you in our smartly planned clubhouse. Enjoy the high society life as you mingle with your neighbours and relax after a hard day at work. Plus a host of other amenities at your fingertips, perfect for all age groups.



Kids' Zone



Illustrative image -
Clubhouse, Swimming Pool, Kids' Zone, Gym, etc.



Ample Green Spaces

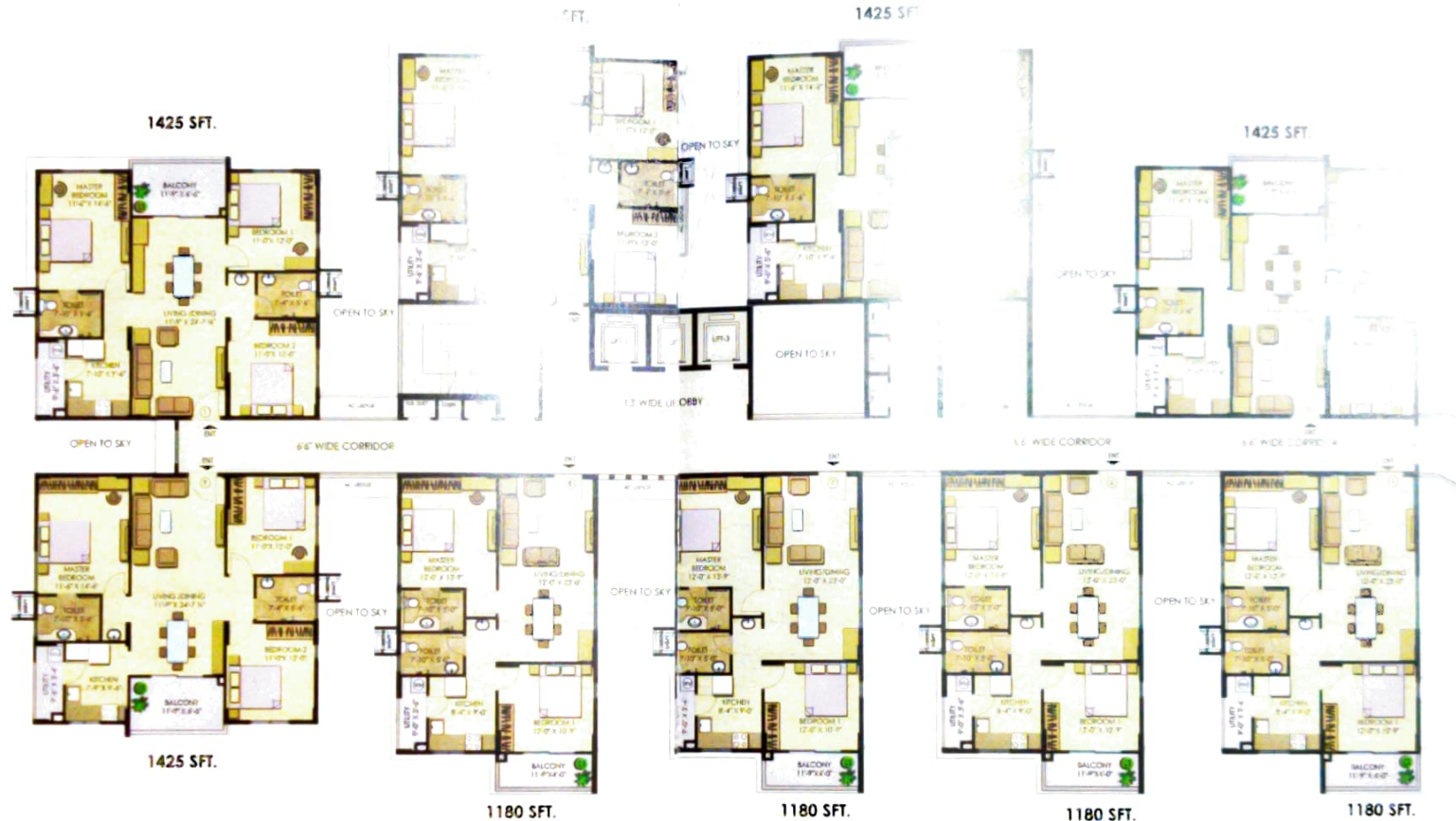
Illustrative image

WELCOME TO THE
BALANCED LIFE
TOWER 'D' ELEVATION



TOWER 'D'

Typical floor plan



TOWER 'D' TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN (2ND TO 22ND FLOOR)				
Flat No.	Facing	Carpet Area (in sqft)	EXCLUSIVE AREA (in sqft) (Aggregate of area of Verandah/Balcony/terrace)	Saleable Area (in sqft)
1	2BHK (East Facing)	957.13	105.91	1425
2	3BHK (East Facing)	957.13	105.91	1425
3	3BHK (East Facing)	957.13	105.91	1425
4	3BHK (East Facing)	957.13	105.91	1425
5	2BHK (West Facing)	798.47	75.77	1180
6	2BHK (West Facing)	798.47	75.77	1180
7	2BHK (West Facing)	798.47	75.77	1180
8	2BHK (West Facing)	798.47	75.77	1180
9	3BHK (West Facing)	956.92	105.91	1425

The dimensions mentioned in the floor plan is as per the plans approved by the DMCT. The condition and future development of the floor plan and layout, without any further agreement, shall remain the property of the developer and are purely illustrative.

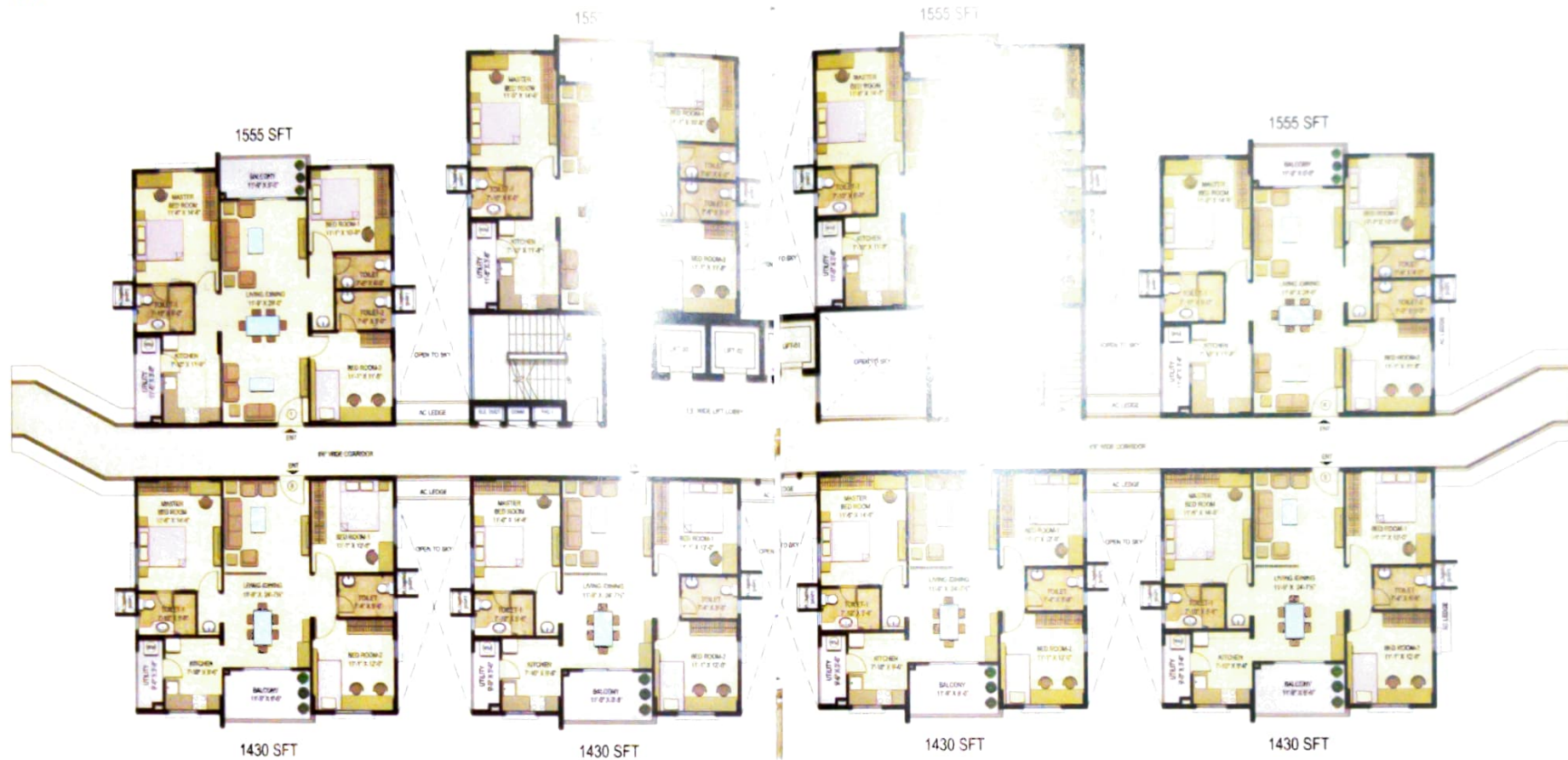
EXPLORE ENRICHING
LIFESPACES
TOWER 'E' ELEVATION



Artist's Impression

TOWER 'E'

Typical floor plan



TOWER 'E' TYPICAL FLOOR PLAN

Flat No.	Facing	Carpet Area as per RERA (in sq ft)	EXCLUSIVE AREA as per RERA (in sq ft) (Aggregate of area of Verandah/Balcony/Terrace)	Saleable Area (in sq ft)
1	South (East Facing)	1061.33	95.66	1156.99
2	South (East Facing)	1061.33	95.66	1156.99
3	South (East Facing)	1061.33	95.66	1156.99
4	South (East Facing)	1061.33	95.66	1156.99
5	South (West Facing)	956.92	105.92	1062.84
6	South (West Facing)	956.92	105.92	1062.84
7	South (West Facing)	956.92	105.92	1062.84
8	South (West Facing)	956.92	105.92	1062.84

The drawings mentioned in the floor plan are for the project approved by the RERA. The actuality and layout described in the copy at RERA may vary slightly depending on the layout approved by the RERA and the actuality of the project.

THE K RAHEJA LEGACY

K Raheja Corp is a success story spanning six decades and stands today as one of India's leading developers.

From exquisite residences to adaptive workplaces, skilfully created hotels and convention centers to outstanding retail destinations,

K Raheja Corp has made a significant impact on the evolution of modern-day living

Residential

From premium homes to bespoke residences, we offer the finest accommodations to our clientele



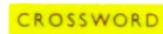
Commercial

Our commercial verticals power business conglomerates to achieve their vision



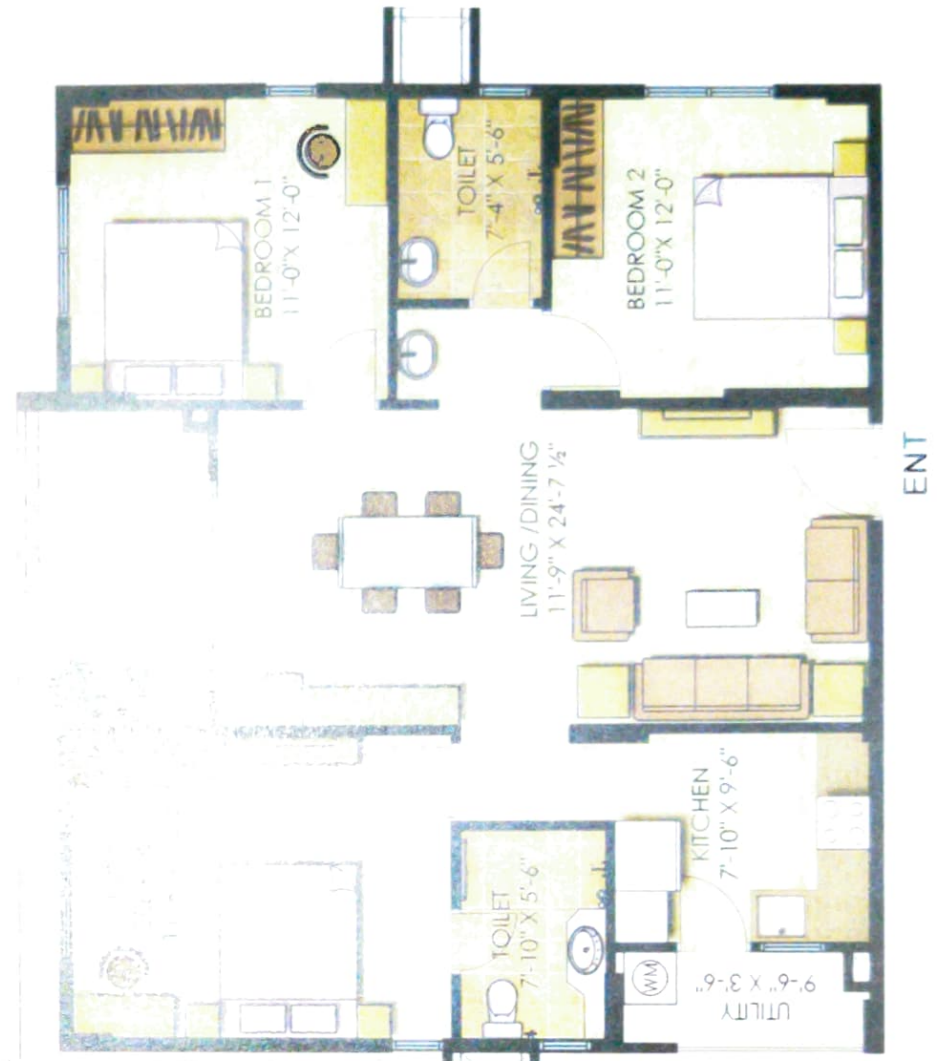
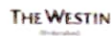
Retail

Did you know the biggest names in retail have one name in common? K Raheja Corp.



Hospitality

We are known as much for our hospitality, as we are for our homes.





Raheja Vistas - Tower D, Tower E and Tower F

TSRERA registration number PO2200000021

available on the website <http://rera.telangana.gov.in> under registered project.

Site Office - Plot No.127 A, IDA Nacharam, Uppal Mandal, Nacharam Village, RR Dist. Hyderabad

Head Office: Raheja Tower, Opp SIDBI, Block G, Plot No. C, 30, Bandra Kurla Complex Road, Bandra (E), Mumbai 400051

Call - 8080445445 or write to sales@kraheja.com | www.rahejavistashyd.com

Note: Raheja Vistas - Tower D, Tower E and Tower F ("Real Estate Project") is part of and a separate phase of development of "Raheja Vistas" being constructed by Promoter/Developer, Paradigm Logistics & Infrastructure Private Limited (a K. Raheja Corp. Group Co.), registered via TSRERA registration number PO2200000021 and is available on the website <http://rera.telangana.gov.in> under registered projects. The images featured herein are illustrative images for representational purposes only. The landmarks indicated on the map may be subject to change and such change will not be without a notice. The dimensions of the apartment mentioned on the typical floor plan are as per the plans approved by the TSRECL. The furniture and fixtures depicted on the typical floor plan (save and except sanitary fittings as may be agreed to be provided) are not part of the standard offerings and are purely illustrative. List of standard offerings, amenities and other details are available for verification at site. Intending purchasers are requested to verify all details before acting in any manner with respect to Real Estate Project.

TOWER 'D'

3BHK UNIT PLAN

1425 SFT.



Note: Raheja Vistas - Tower D, Tower E, and Tower F (Block - One Project) is part of and separate phase of development of Raheja Vistas and is being constructed by Ecometer Development, Paradigm Logistics & Distribution Private Limited (a K. Raheja Corp. Group Co.) and has been registered via ISRLRA registration number PU2/00000021 and is available on the website <http://nead.telangana.gov.in/unit-registered-projects/>.

The dimensions mentioned on the unit plan is as per the plans approved by the ISRL. The furniture and fixture depicted in the typical floor (save and except sanitary fittings as may be agreed to be provided) are not part of the standard offering and are purely illustrative.

TOWER 'D'

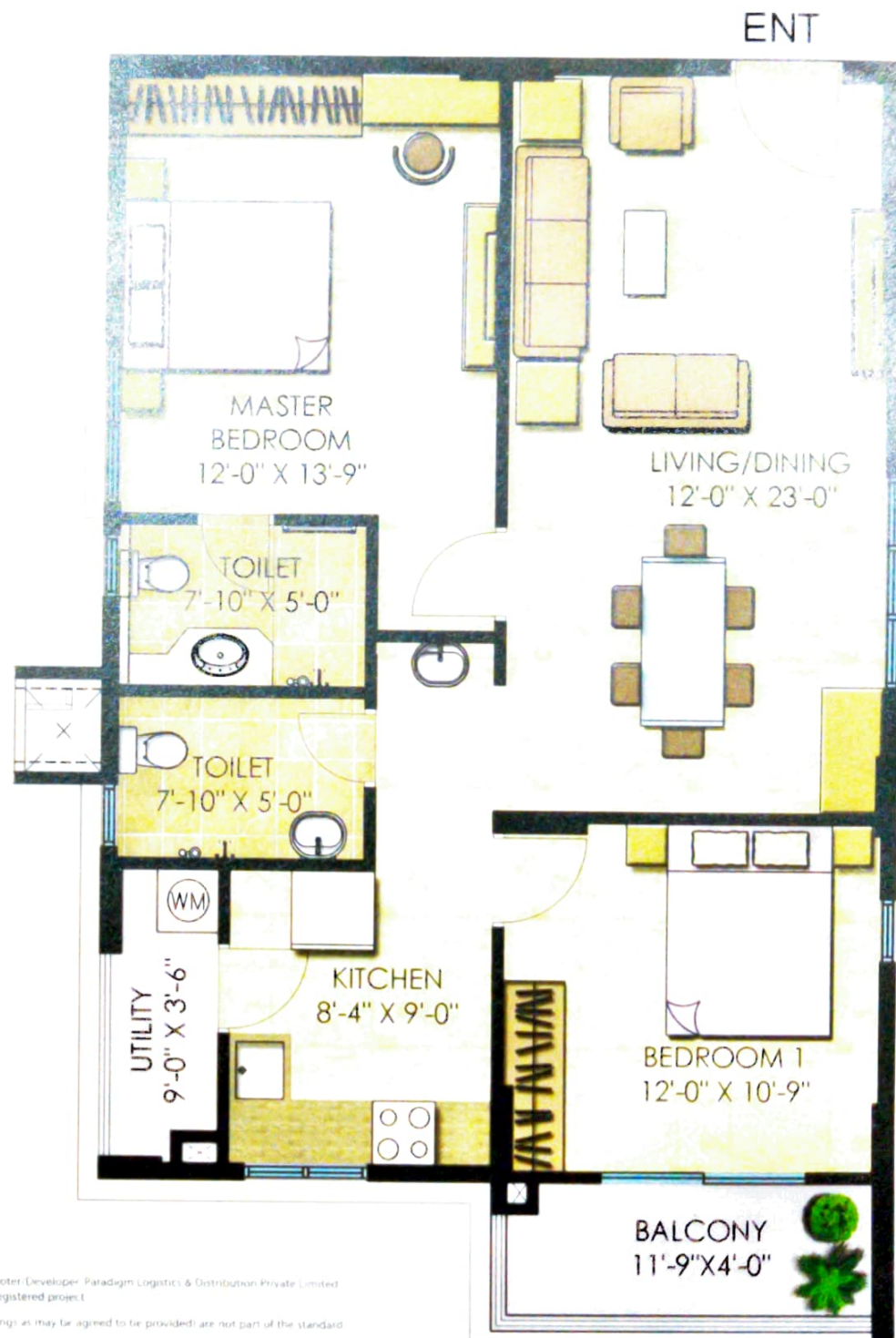
2BHK UNIT PLAN

1180 SFT.



Note: Rafeja Vistas - Tower D, Tower E and Tower F ("Real Estate Project") is part of and separate phase of development of "Rafeja Vistas" and is being constructed by Promoter/Developer: Paradigm Logistics & Distribution Private Limited (or, Rafeja Corp Group Ltd) and has been registered via TSREERA registration number P/2/2006/002/1 and is available on the website: <http://rerat.telangana.gov.in> under registered project.

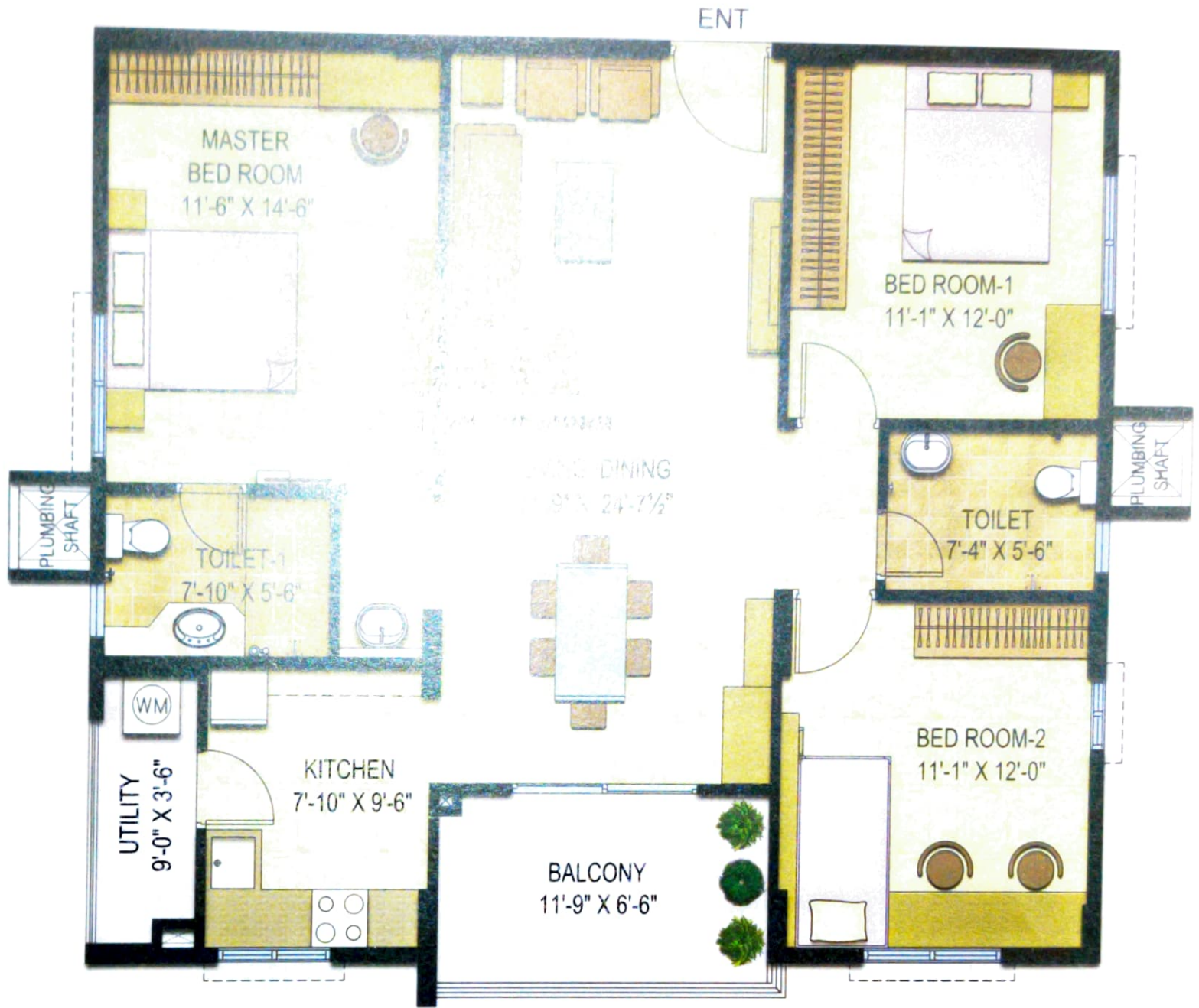
The dimensions mentioned on the unit plan is as per the plans approved by the TSREERA. The furniture and fixture depicted in the typical floor plan have and except sanitary fittings as may be agreed to be provided are not part of the standard offering and are purely illustrative.



TOWER 'E'

3BHK UNIT PLAN

1430 SFT.



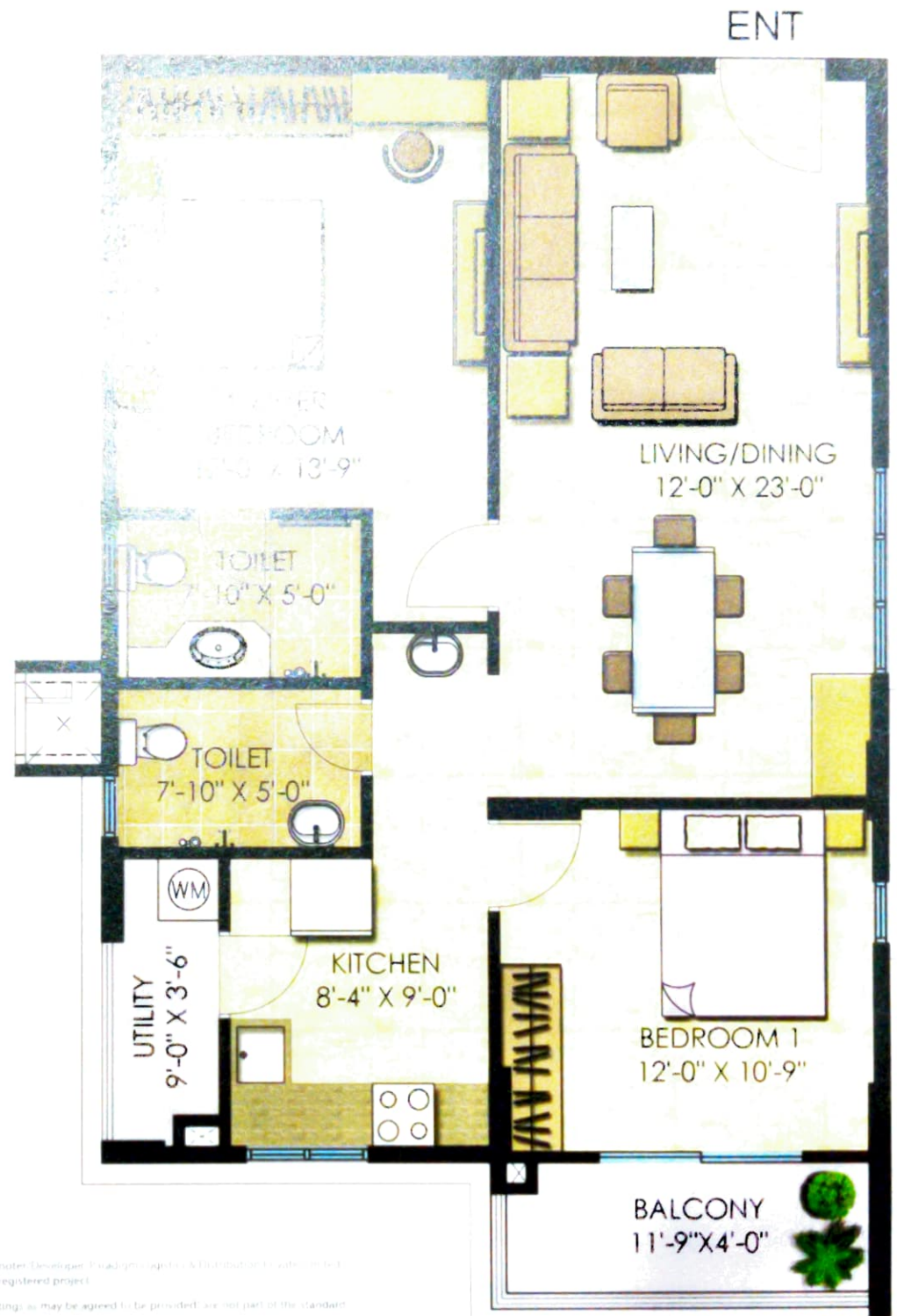
Note: Raheja Vistas - Tower D, Tower E, and Tower F ("Real Estate Project") is part of and separate phase of development of "Raheja Vistas" and is being constructed by Promoter/Developer: Paragroup Logistics & Distribution Private Limited, a K. Raheja Corp Group Co., and has been registered via TSREERA registration number PD2200000021 and is available on the website: <http://reahat.telangana.gov.in>, under registered project.

The dimensions mentioned on the unit plan is as per the plans approved by the TSRE. The furniture and fixture depicted in the typical floor size and except sanitary fittings as may be agreed to be provided. It is not part of the standard offering and are purely illustrative.

TOWER 'D'

2BHK UNIT PLAN

1180 SFT.



Note: Raheja Vista - Tower D, Tower E and Tower F ("Real Estate Project") is part of and separate phase of development of Raheja Vista ("and") is being constructed by Promoter/Developer/Builder/Proprietor & Distributor ("and") is located at K. Raheja Corp Group ("Co") and has been registered via TSREERA registration number P02200000021 and is available on the website <http://portal.telangana.gov.in> under registered project.

The dimensions mentioned on the unit plan are per the plans approved by the TSPSC. The furniture and fixture depicted in the typical floor plan are and except sanitary fittings as may be agreed to be provided are not part of the standard offering and are purely illustrative.

TOWER 'D'

3BHK UNIT PLAN

1425 SFT.



ENT



Note: Raheja Vistas - Tower D, Tower E and Tower F - Real Estate Project is part of and separate phase of development of 'Raheja Vistas' and is being constructed by Promoter/Developer Paradigm Logistics & Distribution Private Limited (a K. Raheja Corp Group Co.) and has been registered via TSREERA registration number P02200000021 and is available on the website <http://rera.telangana.gov.in> under registered project.

The dimensions mentioned on the unit plan is as per the plans approved by the TSICL. The furniture and fixture depicted in the typical floor (save and except sanitary fittings as may be agreed to be provided) are not part of the standard offering and are purely illustrative.

TOWER 'D'

3BHK UNIT PLAN

1425 SFT.



Note: Raheja Vistas - Tower D, Tower E and Tower F ("Real Estate Project") is part of and separate phase of development of "Raheja Vistas" and is being constructed by Promoter/Developer, Paradigm Logistics & Distribution Private Limited (a K. Raheja Corp Group Co.) and has been registered via TSREERA registration number P02200000021 and is available on the website <http://ereit.telangana.gov.in> under registered project.

The dimensions mentioned on the unit plan is as per the plans approved by the TSRECL. The furniture and fixture depicted in the typical floor (save and except sanitary fittings as may be agreed to be provided) are not part of the standard offering and are purely illustrative.