



ANVAY INFRA REALTY Pvt, Ltd.

NEWLY LAUNCHED
NH 44 HIGHWAY FACING OPEN PLOTS

16,999/-
Per Square
Yard

University
County

@GOLLAPALLY
JADCHERLA

LP No. 416730/LP/GP/205278/0004/2024



GROWTH CORRIDOR HYDERABAD TO BANGALORE NATIONAL HIGHWAY



AMARA RAJA
Gotta be a better way

Microsoft 365



Website: www.anvaygroup.com,

e-mail: anvaygroupinfra@gmail.com

Outright Pay

A Unit of 150 Square Yards 16,999/-

Admission Fee	Rs. 1,000/-
Plot Reservation	Rs. 20,000/-
Plot Allotment	Rs. 2,80,000/-
Balance Payable in 30 Days	Rs. 22,49,850/-
Total Plot Cost	Rs. 25,49,850/-

All North East Plots : Rs. 600/- (Extra Per Square Yard)

All Corner Facing Plots : Rs. 400/- (Extra Per Square Yard)

All East Facing Plots : Rs. 300/- (Extra Per Square Yard)

60' feet Road Plots : Rs. 1,000/- (Extra Per Square Yard)

Registration Charges Extra Payable Customer

PROJECT HIGHLIGHTS

- MUDA & RERA approved Layout
- Luxury Gated Community with compound wall
- Clear Title & Spot Registration
- All CC Roads
- Under ground Electricity System & Street Lights
- Under ground Drainage System
- 100% Vaastu Layout
- 60' feet, 33' feet & 30 feet CC Roads
- Childrens Play area & Gardens
- Overhead Water Tank
- Foot patting
- Avenue Plantation
- Rain harvesting Pits

Location Highlights

- ★ Zero Mins Drive to NMIMS university - 90 Acres Campus
- ★ Proposed NH-44 Hyderabad to Bangalore Highway 12 Lane Expansion
- ★ Zero Mins Drive to Lalithambika Tapovan Temple
- ★ 2 Mins Drive to Jedcherla Town
- ★ 1 Mins Drive to Rajapur / Polepally SEZ (Green Industrial Park) 1000 Acres and 30000 People Running Employees
- ★ (By 2030 more then 10Lakhs Employment is going raise)
- ★ 1 Mins Drive to Premium Midland International School
- ★ 5 Mins Drive to SVS Medical College Mahabubnagar
- ★ 5 Mins Drive to AMARA RAJA BATTERY
- ★ Investment Rs. 9500/- Cr on Electrical Lithium Battery Industry
- ★ 10 Mins Drive to Regional Ring Road (RRR)
- ★ 15 Mins Drive to Shadnagar City
- ★ 15 Mins Drive to Microsoft India's Largest DATA Base Center
- ★ (Rs.16,000 Cr will invest on this project)
- ★ 30 Mins Drive to Sri Ramanuja Project in 100 Acres
- ★ 30 Mins Drive to Outerring Road (ORR)
- ★ 40 Mins Drive to RGIA Airport Shamshabad



LOCATION MAP
Not to Scale



ANVAY GROUP

ANVAY INFRA REALTY Pvt. Ltd.

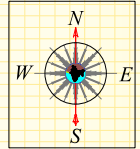
CORPORATE OFFICE: H.No. 7-118/5NP, Beside Bajaj Electronics, Manneguda 'X' Road, Nagarjuna Sagar Road, HYDERABAD, Ranga Reddy Dist., TS, 501510.

Website: www.anvaygroup.com, e-mail: anvaygroupinfra@gmail.com

University County

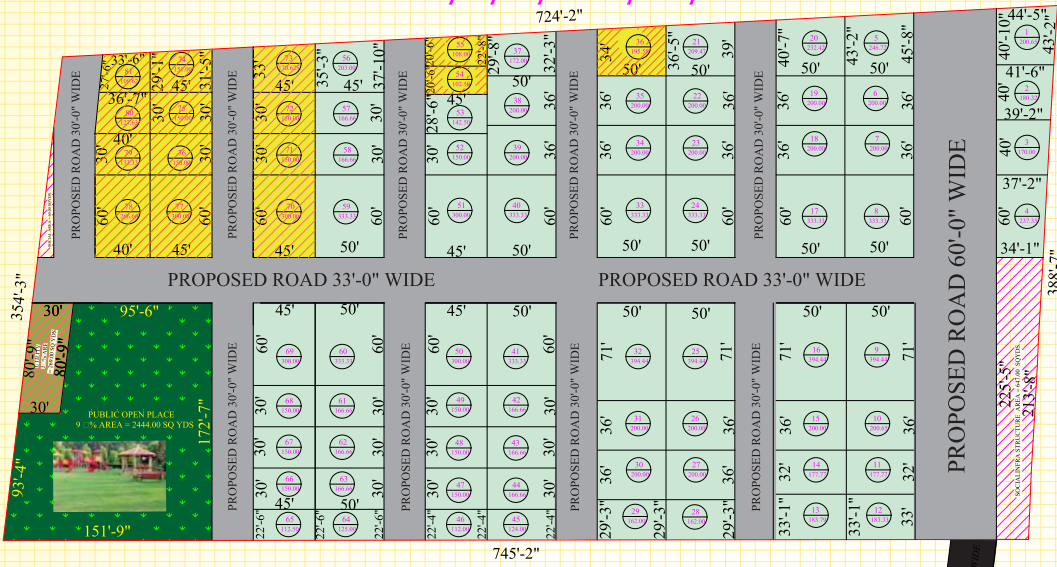


ANVAY INFRA REALTY Pvt, Ltd.



PLAN SHOWING THE PROPOSED LAYOUT PLAN MUDA MAHABUB NAGAR LIMIT IN SY.NO. 302□/P
 SITUATED AT GOLLAPALLY SIVAR, JADCHERLA MANDAL, MAHABUB NAGAR DIST.
 BELONGS TO :- ANVAY INFRA REALTY PVT LTD, REP: BY MANAGING DIRECTOR 1) KAYITHI KIRAN REDDY. S□/O. K. VENKAT REDDY

MUDA LAYOUT TLP. NO. 416730/LP/GP/205278/0004/2024

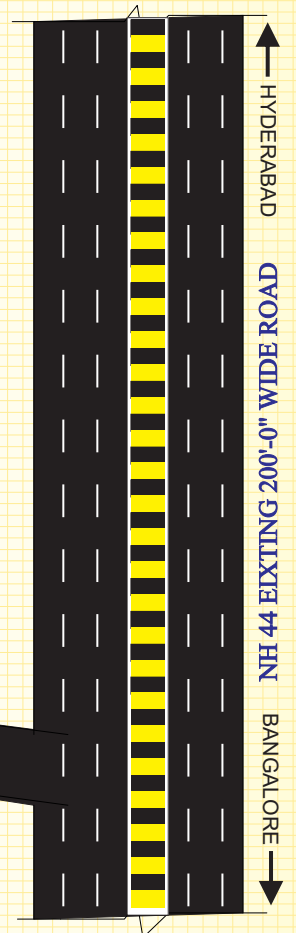


TOTAL LAND AREA = 6 ACRE

- TOTAL PLOTTED AREA = 16807.71 SQ YDS. (57.87%)
- SOCIAL INFRA STRUCTURE AREA = 708.50 SQ YDS. (2.44%)
- TOTAL OPEN PLACE AREA = 2710.00 SQ YDS. (10.00%)
- TOTAL ROADS AREA = 8813.79 SQ YDS. (29.69%)
- TOTAL LAND AREA = 29040.00 SQ YDS. (100%)



EXISTING ROAD 50'-0" WIDE





Telangana Real Estate Regulatory Authority

FORM 'C'

[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number : **P01400009060**

Project: **UNIVERSITY COUNTY**, Survey No.: **SY NOS 302/A/AA/2,302/A/E/2,302/A/EE/2,302/A/AA/1,302/A/EE/1 AND 302/A/E/1**, Plot No. Of Site: , at **Gollapalle, Jadcherla, Mahabubnagar, 509302**;

1. **Anvay Infra Realty Private Limited And Others** having its registered office / principal place of business at *Village: Mandal: District: Ranga Reddy, Pin: 501510*.

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per section 17;
- (iii) The promoter shall deposit 70% of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 2 Year commencing from **12/09/2024** and ending with **12/09/2026** unless extended by the Authority in accordance with the Act and the rules made thereunder;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vii) After receipt of Registration certificate from this Authority, the Promoter shall mandatorily submit Quarterly updates for every Quarter i.e by till the completion date mentioned in the Form B declaration, failing which penalty would be imposed as per provision of Act, 2016 & Rules 2017.
- (viii) U/s 37 of the RE (R&D) Act, 2016, the promoter shall ensure "Advertisement of Real Estate Projects in the prospectus, print media, hoardings or any other visual media shall mention "the Competent Authorities PROJECT PERMISSION NUMBER" and "RERA REGISTRATION NUMBER" in the TOP RIGHT CORNER of the Advertisement".

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

Signature valid

Digitally Signed By DENDI SRINIVAS REDDY
(TELANGANA REAL ESTATE REGULATORY
AUTHORITY HYDERABAD)

Date : 26-Nov-2024 18:44:22 IST

Dated: **26/11/2024**

Place: **Hyderabad**

Signature and seal of the Authorized Officer
Real Estate Regulatory Authority