



UPCOMING PROJECT



Villas at Bachupally



COMPLETED PROJECTS



4 Square Elegant at Madinaguda



Sai's Splendid at Gachibowli



Sai's Spectra at Czech Colony



Sai's Four Seasons at Madinaguda

SAI'S
Vemuri
PRIDE

ONE AMAZING
address, TWO SPLENDID
DESTINATIONS

SAI'S
Mummidhi
MANSION

Builders & Developers



Rishi's Sai Ram Projects Pvt. Ltd.

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The project is approved by



Architects

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Structural Consultants

VAP ENGINEERS (I) PVT. LTD.

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Rishi's Sai Ram Projects Pvt. Ltd.

Projects by



2 & 3 BHK Luxury Apartments

near Hitec City, Hitex

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Artifice 9885253570

DISTINCT yet GRACEFULLY UNITED

Just like two neighbours who have turned their friendship into a bond for life, here are two independent, yet united residential structures that are part of the same family yet have their own, distinct identities. Presenting Mummidi Mansion and Vemuri Pride, twin residential apartment projects that are here to add elegance to Hitec City, Hitex.





PLANNED
to be NICE
and COMPACT

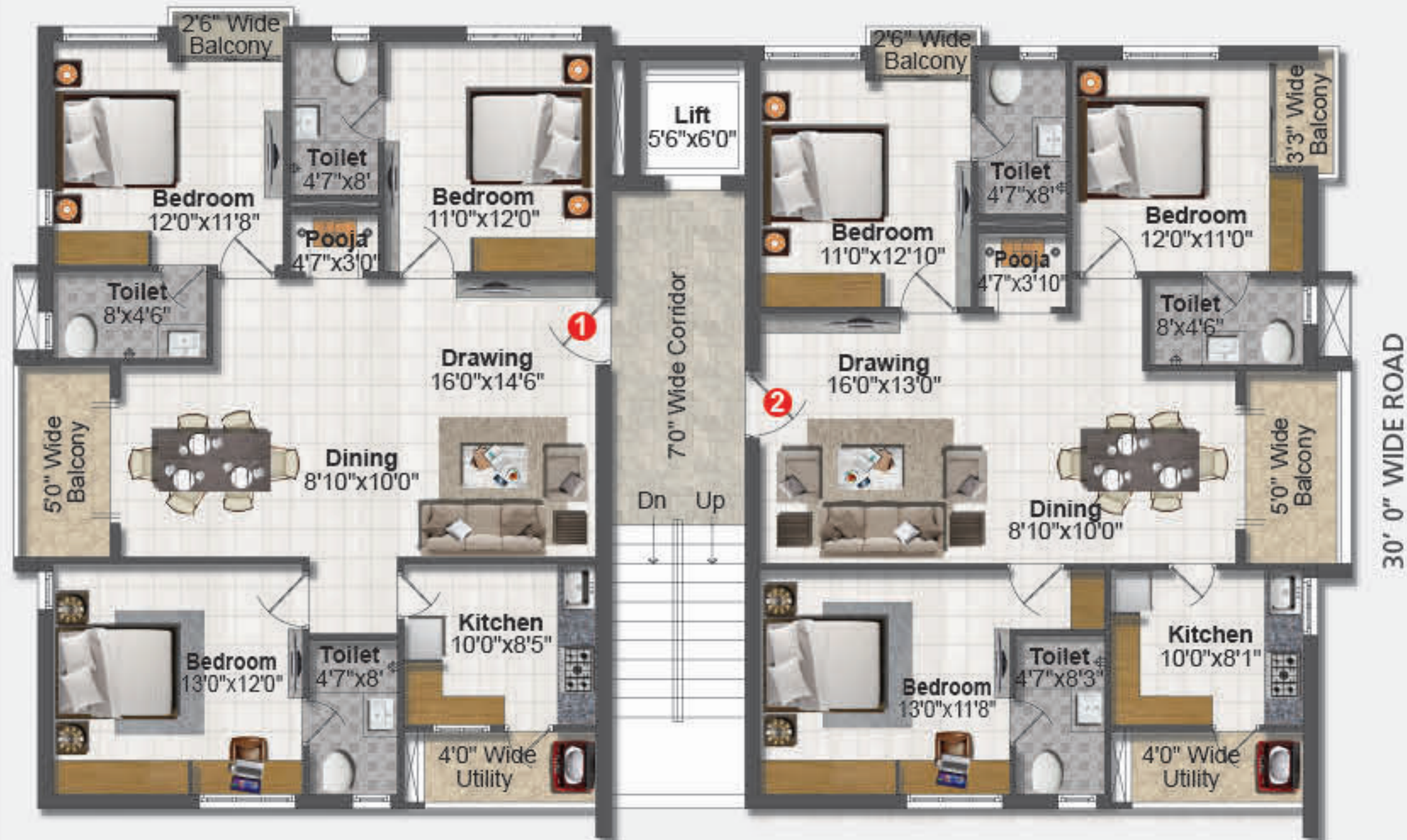
What distinguishes Vemuri Pride from its neighbour Mummidi Mansion is that it has exclusive 2 BHK apartments with three units on each floor and in the sizes of 1200 sft (one flat) and 1275 sft (two flats). The apartments are independent and well-spaced from each other with no common wall and lots of ventilation and natural light between them.



Typical Floor Plan

Flat No.	Type	Area
1	2 BHK	1275 Sft.
2	2 BHK	1200 Sft.
3	2 BHK	1275 Sft.





Typical Floor Plan		
Flat No.	Type	Area
1	3 BHK	1550 Sft.
2	3 BHK	1525 Sft.



FOUNDATION & STRUCTURE

RCC-framed structure.



SUPER STRUCTURE

Red clay brick work in cement mortar. Outer walls of 9" thickness and inner walls of 4" thickness.



WOOD WORK

Main Door: The best quality teak wood frame with teak wood shutter and design panel, melamine matt polish fixed, good quality brass hardware and security lock.

Internal Doors: The best quality teak wood frame with flush shutter HDF skin masonite moulded panels, fixed and good quality hardware.

Windows: All windows made of UPVC.



PLASTERING

Internal: Double-coat cement plastering.

External: Double-coat cement plastering.



FLOORING

Best quality 2' x 2' vitrified tiles of standard-make.



TILE CLADDING & DADOING

Toilets: Best quality acid-resistant and anti-skid designer glazed ceramic tile dado up to 6'-6".

Kitchen: Glazed ceramic tile dado up to 2' height above kitchen platform.

Utility / Wash: Glazed ceramic tiles dado up to 3'-0" height.

Parking : Designer tiles.



KITCHEN PLATFORM

Granite platform with steel sink with bore-well and municipal water connection. Provision for cabinets and exhaust fan.



PAINTING

Internal: Two coats of luppum and two coats of plastic emulsion paint over a base coat of primer in all rooms.

External: Premium quality texture painting with Wall Care.

Common Area: Oil bound distemper.



STAIRCASE & CORRIDORS

Granite for staircase and corridor, SS railing for staircase.



WATER CONNECTION

Water connection as per municipal norms.

Sump: Sump with a capacity of 15,000 l.



TELEPHONE & CABLE TV

a) Provision in bedrooms and living room.

b) Intercom facility connected with security in all units.

c) Two internet points in all flats.



LIFT

Standard-make V3F technology lift with 6 passengers of standard-make.



GENERATOR

DG back-up for common areas and limited points for every flat.



ELECTRICAL

a) Concealed copper wiring of good quality.

b) Power outlets for A/C and geyser in all bedrooms and bathrooms.

c) Power plug outlets for cooking range chimney, refrigerator, micro oven, mixer grinder in kitchen.

d) Plug points for TV and audio systems in hall and bedrooms.

e) Three-phase supply for each unit and individual meter boards.

f) Miniature Circuit Breakers (MCB) and ELCB for every distribution board.



NOTE

a) Shelves, chajjas, lofts, arch, etc. are optional, will be charged extra.

b) VAT, Registration and Service Tax applicable as per government norms.

c) Persons desirous to alter / modify shall inform the same at the time of booking only.



SPECIFICATIONS



TOILETS

a) E.W.C. single piece in master bedroom with flush tank of Cera / Parryware / Hindware or equivalent make.

b) I.W.C. for common toilet with flush tank of Cera make.

c) E.W.C. two-piece in guest bedroom with flush tank Cera / Parryware / Hindware or equivalent make.

d) Hot and cold wall mixer with shower provision for geyser in all bathrooms.

e) All fixtures are C.P.-coated best quality Plumber / ESS / Laureate make.

f) 2 wash basins for 3 BHK, 2 wash basins for 2 BHK of Cera make or equivalent.