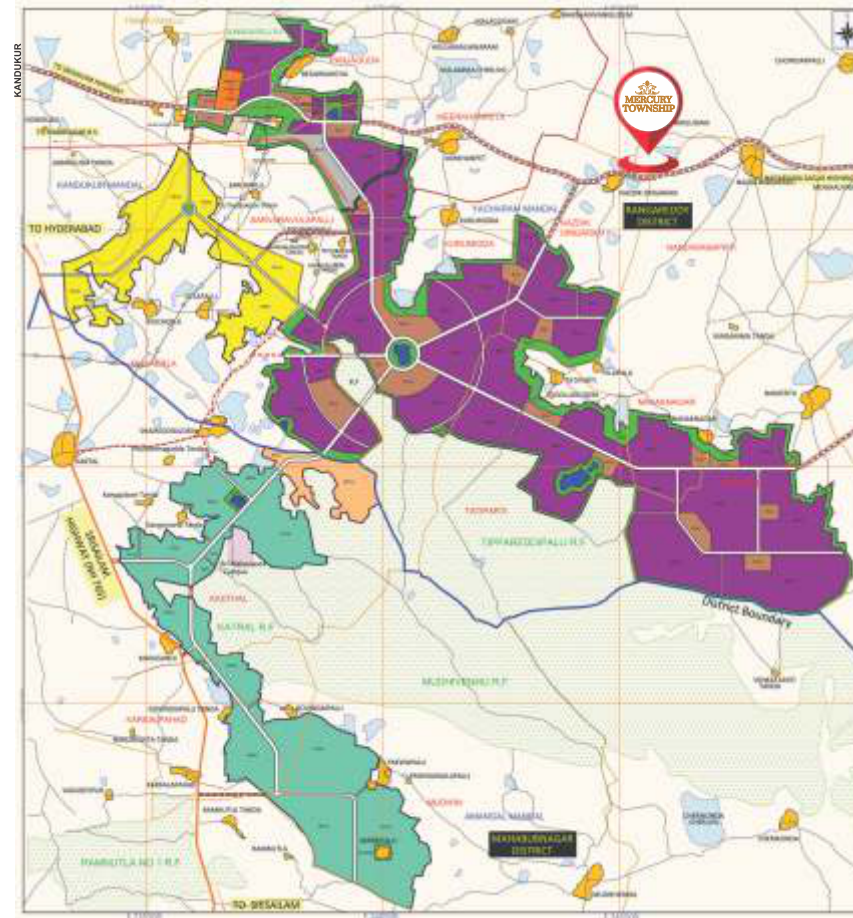




## FIND YOUR DREAM PROPERTY

We bring in 16 years of real estate experience and have been trusted by thousands of customers through our brand **SHAJWAL**. We have earned our place in the hearts of customers as a reliable and trustworthy organisation which churns out high ROI projects. Our success is in tandem with the 'happiness' of our customers. We not only meet our customer expectations but also made a habit of surpassing them.



"The HYDERABAD PHARMACITY is proposed to be developed with integrated physical, environmental, social and technical infrastructure in an area of 19,333 acres"



Hyderabad Pharma City (HPC) is the world's largest integrated cluster in Hyderabad for pharmaceutical industries with thrust on R&D and manufacturing. The cluster has been recognized as National Investment and Manufacturing Zone (NIMZ) by Government of India, given its national and international importance. Developed at international standards, Hyderabad Pharma City will harness the true.

WE HANDPICK AND CURATE EVERY PROJECT FOR OBTAINING MAXIMUM BENEFITS FOR OUR BUYERS BOTH IN SHORT TERM AND LONG TERM. MERCURY TOWNSHIP IS LOCATED JUST 5 MINUTES AWAY FROM THE PHARMA CITY AND IT IS ESTIMATED TO GENERATE 4 LAKH NEW EMPLOYMENT, WHICH WILL INCREASE THE LOCAL RESIDENTIAL DEMAND City will harness the true.



### Our Other Ongoing Projects

**Shiva Nandi Phase-I**  
Nandi Wanaparthi, Yacharam,  
Near Pharma City

**Shiva Nandi Phase-II**  
Nandi Wanaparthi, Yacharam,  
Near Pharma City

19,333 Acres & 5.6 Lakhs  
Employment in Pharma city



**Office Address** SHAJWAL OPC PRIVATE LIMITED  
Plot No. 52, Road No.4C, Mamathanagar Colony,  
Nagole, Hyderabad - 500068. TG  
**Website** www.shajwal.com  
**Contact:**



# MERCURY TOWNSHIP

## PREMIUM VILLA PLOTS

Meer Khanpet @ Nazdiksingaram, Yacharam Mandal  
Near Amazon Data Center, Ranga Reddy Dist.  
**Srisaillam - Sagar Highway On 100 Ft. connectivity Road**

### PROJECT AMENITIES

- 100 % Vastu
- Clear Title and Spot Registration
- DTCP Approved Layout
- Residential Plots with fully Developed Infrastructure
- 60, 40' and 33' wide black top roads with curbing on either side with necessary pipe culverts and paved sidewalks
- Entrance Arch with 24x7 Security
- Avenue Plantation along the Roads
- Landscaped Parks
- Compound wall and protected boundaries around the Layout.
- Waterlines with HDPE ring main system for pressure compensation

- Underground Drainage system to each plot
- Storm water drains / Rain harvesting pits as per norms
- Aesthetically designed overhead tank and sump
- Septic tank suitably segmented for uninterrupted operation with RCC work
- Electricity power network & street lighting with transformers as per standards

### PROJECT OUTDOOR AMENITIES

- Badminton Court
- Volleyball Court
- Jogging Track
- Party Lawn
- Outdoor Fitness Area
- Yoga / Meditation Lawn
- Kids Play Area
- Micro Forest



NOTE : This brochure is purely a conceptual presentation, not a legal offering. The promoter reserves the rights to make any changes as deemed fit.





# MERCURY TOWNSHIP

PREMIUM VILLA PLOTS

## AREA STATEMENT

Layout Area	AC 56.58 CTS	273847.20 Sq.Yds
Site Reserved for Open Space (Park) - 10%	AC 5.658 CTS	27384.72 Sq.Yds
Roads Area - 30.05%	AC 17.001 CTS	82284.84 Sq.Yds
Plotted Area - 59.95%	AC 33.921 CTS	164177.64 Sq.Yds
Primary School	AC 1.598 CTS	7734.32 Sq.Yds
Nursery School	AC 0.25 CTS	1210.00 Sq.Yds
Convention Shopping 1- 6	AC 0.597 CTS	2889.48 Sq.Yds
Mortgage Area - 15.17%		
On Plotted No. 471 - 549 And 574 - 604	AC 5.146 CTS	24906.64 Sq.Yds
No. of Plots	604	

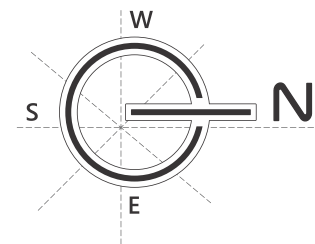
SY. No. 36/P, 37/P, 39/P, 43/P, 44/P, 46/P, 47, 48, 52, 53, NAZDIK SINGARAM (V), YACHARAM (M), RANGA REDDY DISTRICT



APPROVED LAYOUT  
T.L.P. No.: 313 / 2022 / H



APPROVED  
RERA No. P02400005605



## LOCATION HIGHLIGHTS



Hyderabad  
Pharma City



Mall RRR  
( Regional Ring Road)



Amazon  
Data Centre



765 / 400 KV  
Power Grid



E - City



Tata Consultancy Service  
Adibatla



Wonderla  
Amusement Park



Rajiv Gandhi  
International Airport



Fab City



Ranga Reddy Dist.  
Collectorate Office

