



PIONEER LIFE SPACES LLP

A division of Kesineni Developers

Luxury Triplex Villas

**DUNDIGAL ORR - PROPOSED IT PARK
EXECUTIVE PARK**

Every millennial's dream villa!

A dreamy and luxurious project spread over 80 Acres of land which is a home to 935 villas. Situated near Dundigal ORR Exit No.5, Executive Park is a Unique project with features and amenities that are class apart. A dream lifestyle of so many, away from the daily chaos of the city life and so much closer to nature.

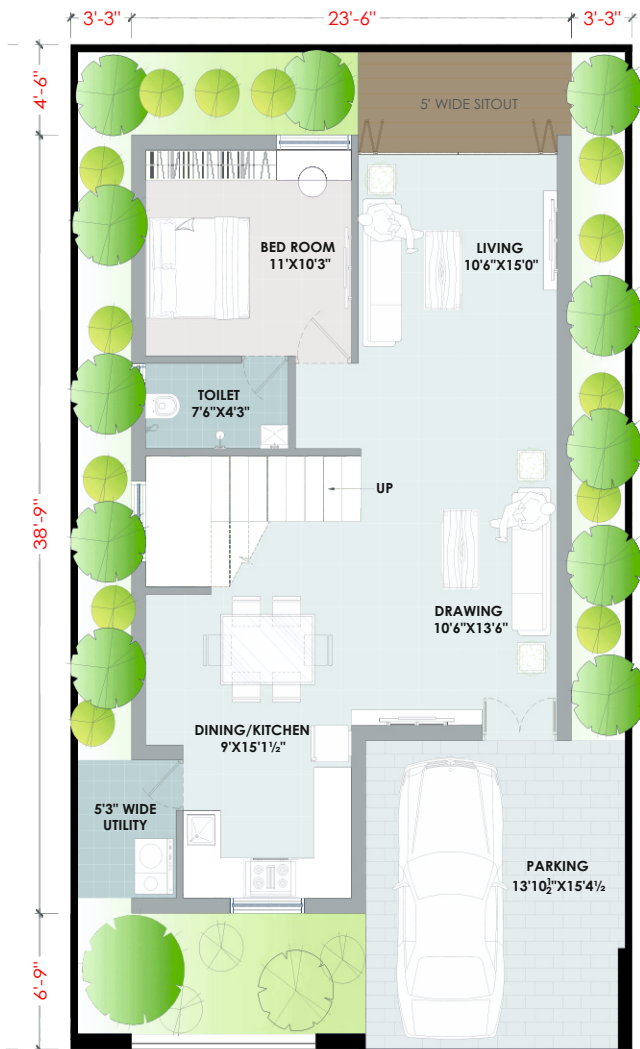


EAST FACING

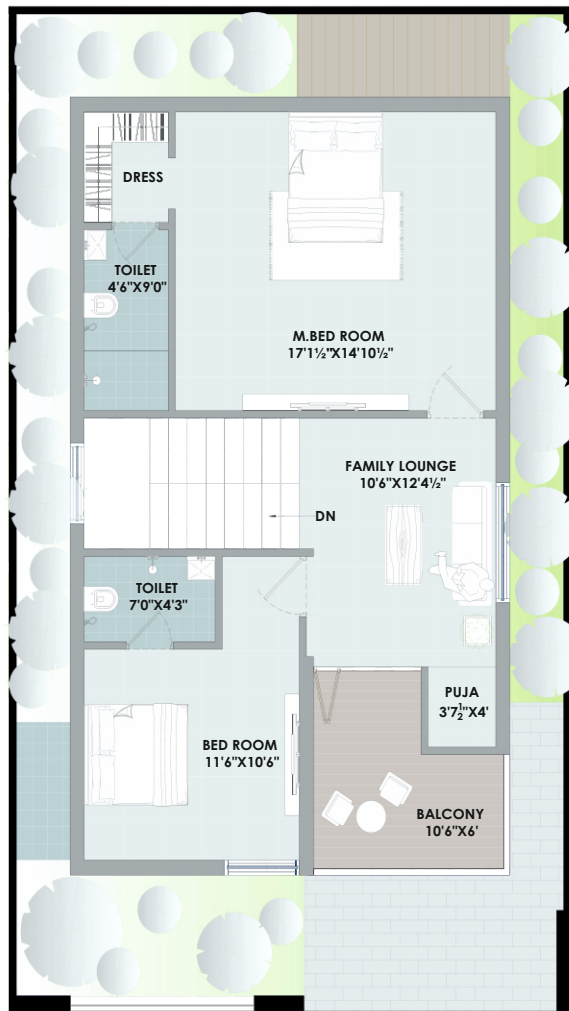


EAST FACING (167 SQ.YDS)

TOTAL AREA :2360 SFT



GROUND FLOOR: 910sft



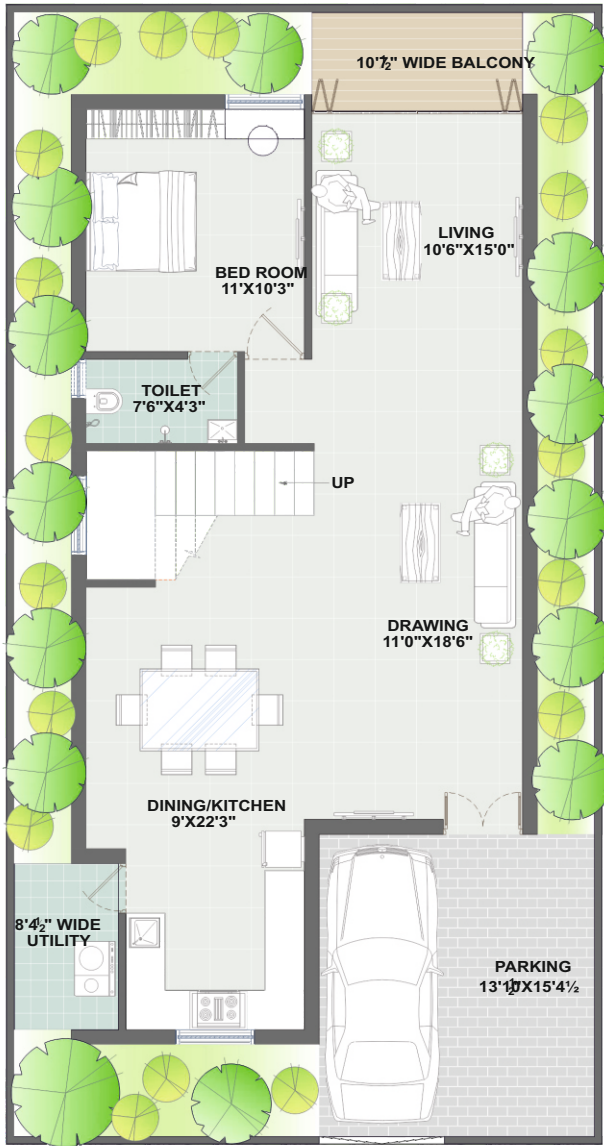
FIRST FLOOR : 910sft



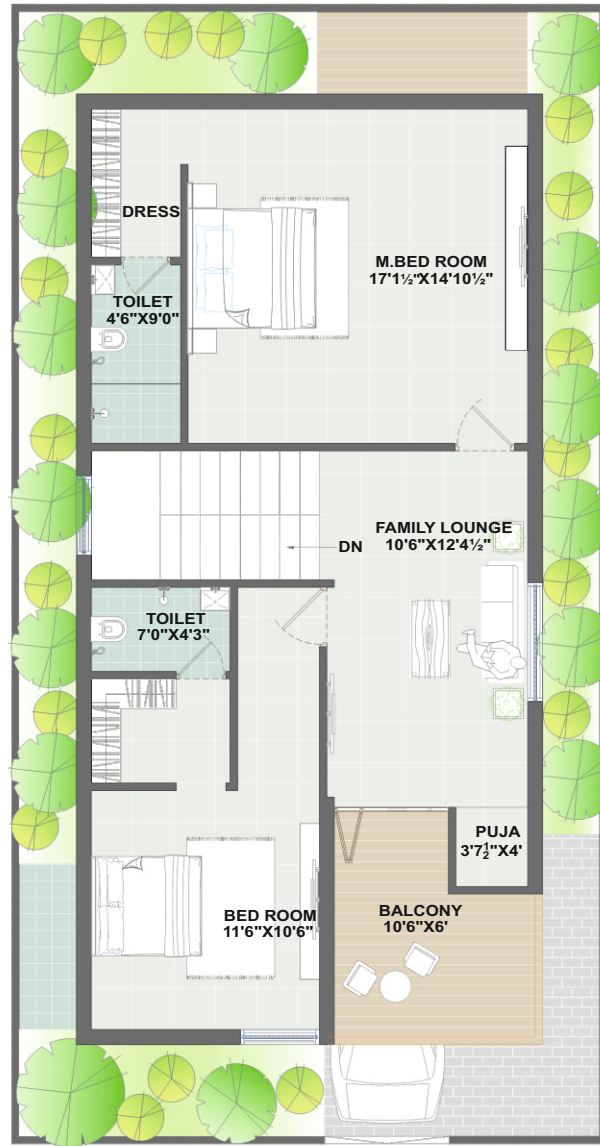
SECOUND FLOOR : 540 SFT

EAST FACING (191 SQ.YDS)

TOTAL AREA : 2835 SFT



GROUND FLOOR: 1125sft



FIRST FLOOR: 1125 sft



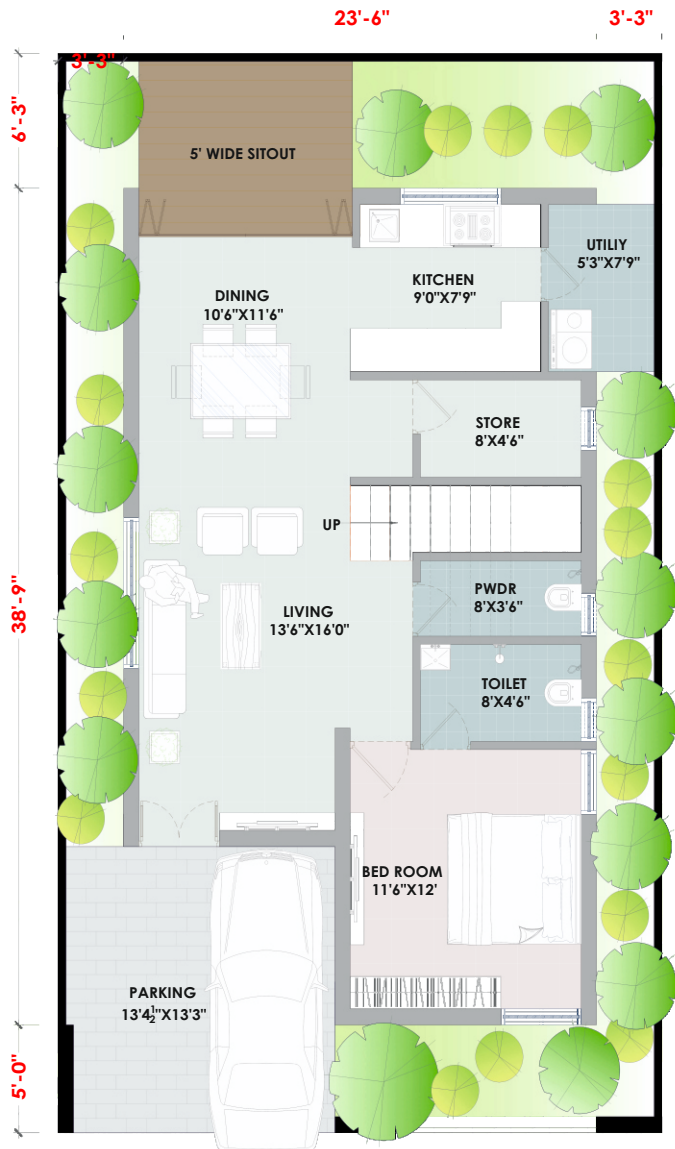
SECOND FLOOR: 585sft

WEST FACING

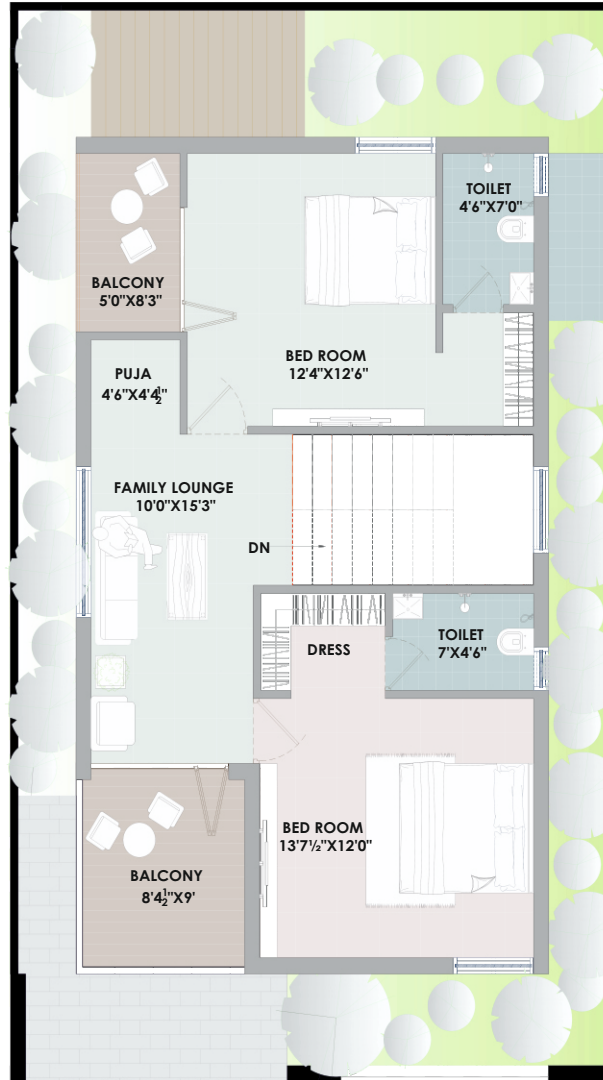


WEST FACING (167 SQ.YDS)

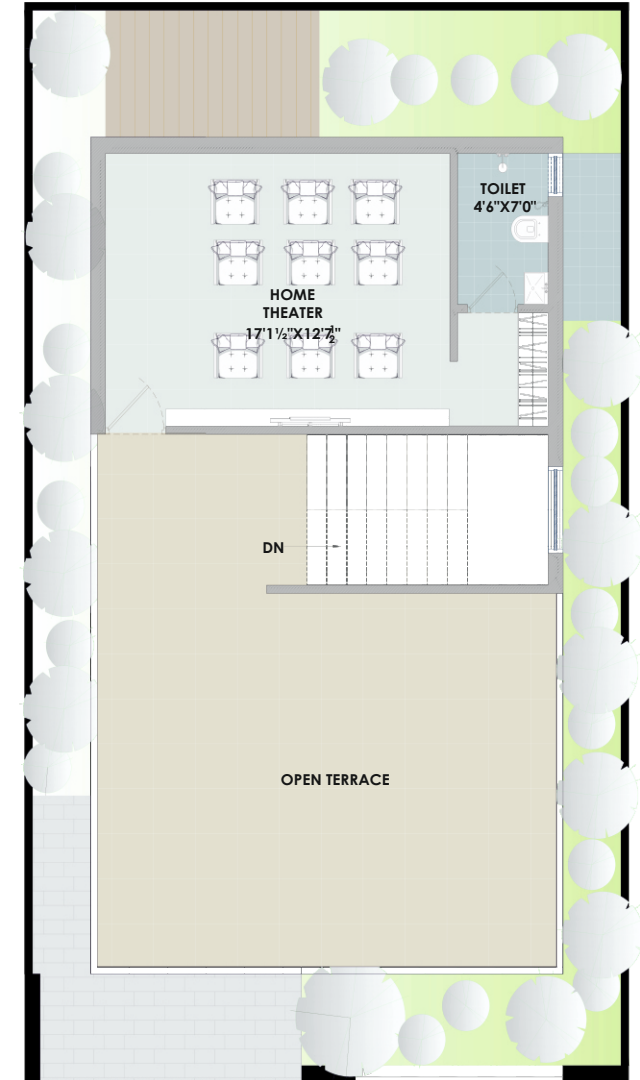
TOTAL AREA :2320 SFT



GROUND FLOOR: 910sft



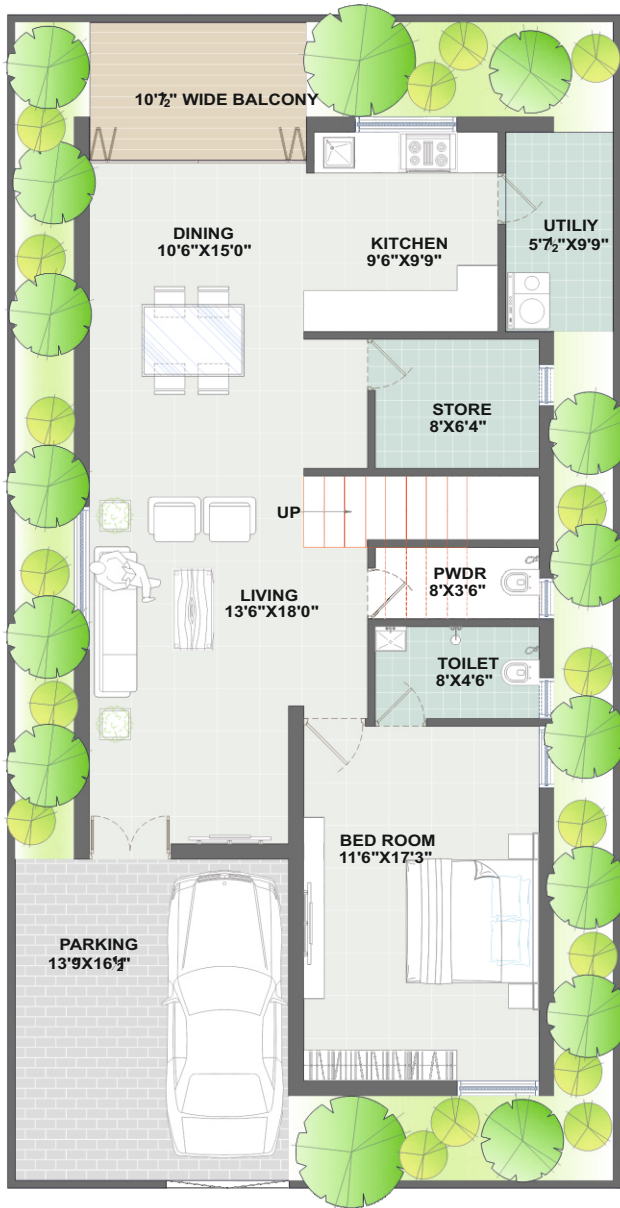
FIRST FLOOR:910sft



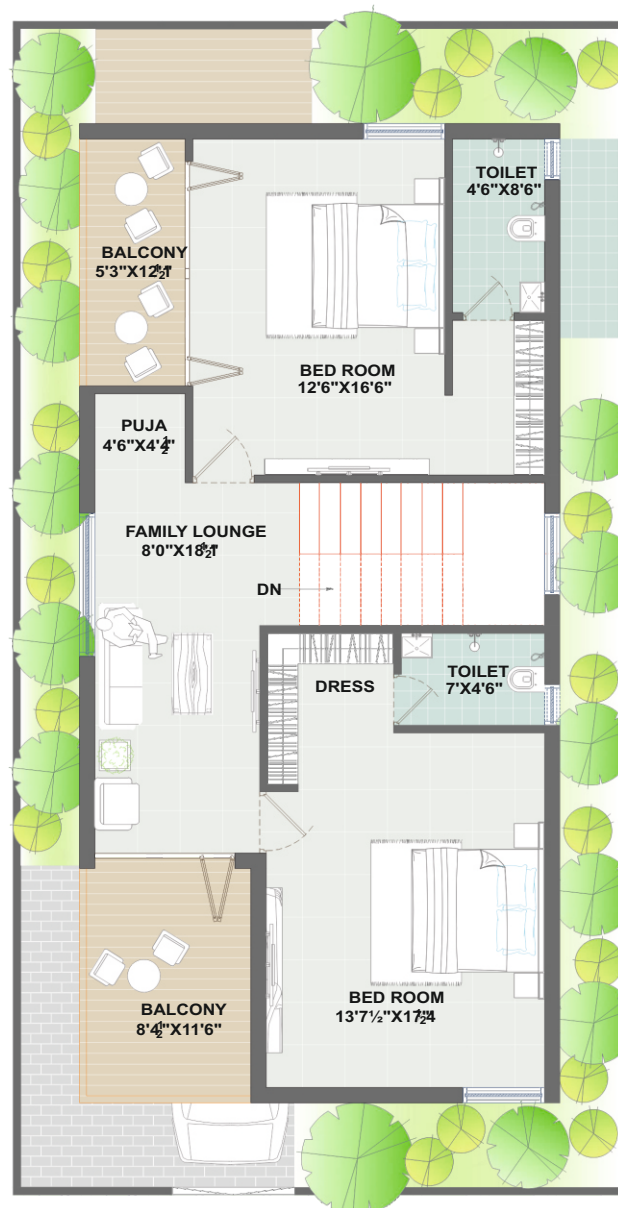
SECOUND FLOOR : 500 SFT

WEST FACING (191 SQ.YDS)

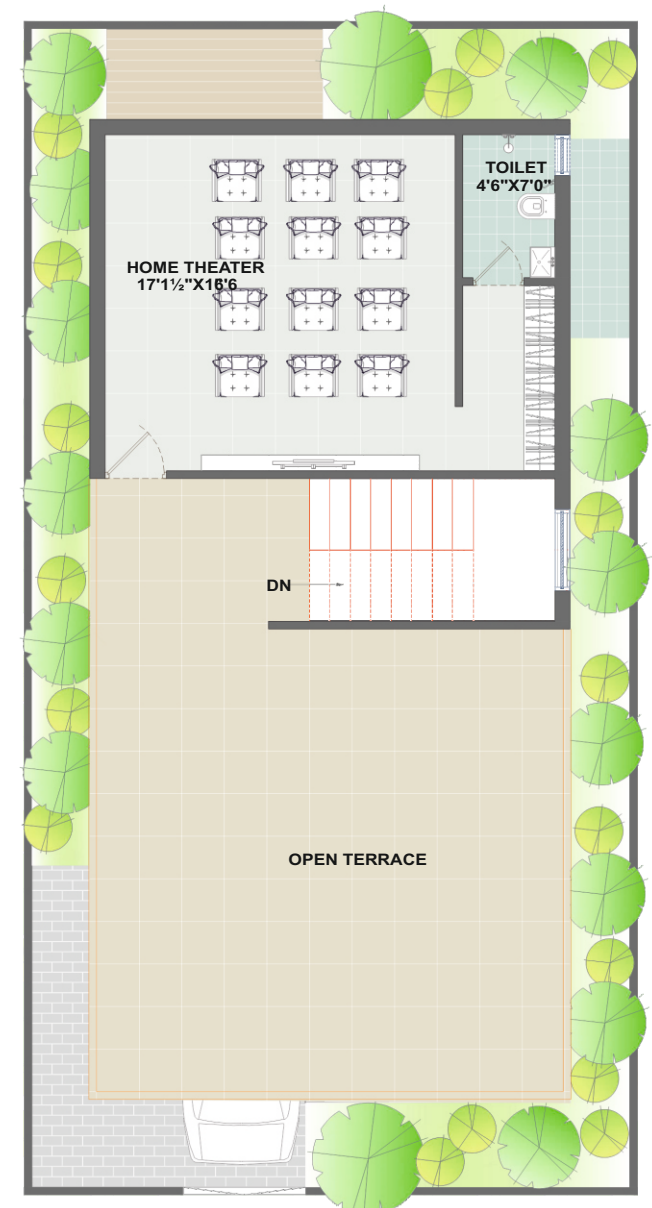
TOTAL AREA :2836 SFT



GROUND FLOOR: 1125sft



FIRST FLOOR: 1125 sft



SECOND FLOOR: 586 sft

CLUB HOUSE

(30,000 sft Approx)



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

AMENITIES

Outdoor Amenities:

1. Amphitheatre
2. Badminton Court
3. Jogging Track
4. Children's Play Area
5. Swimming Pool with Deck
6. Kid's Pool
7. Cricket Net Practice
8. Half Basketball Court
9. Outdoor Fitness Station
10. Skating Rink
11. Yoga & Meditation

Clubhouse Amenities:

1. Space for Super Market
2. Table Tennis
3. Gentlemen's Room Area
4. Kid's Play Area
5. Ac Gym
6. Mini Theatre
7. A.C Banquet Hall
8. Yoga/Meditation
9. Guest Rooms
10. Creche
11. Library
12. Work Space



Note:

1. a) All the payments should be made in the name of **PIONEER LIFE SPACES LLP** Collection A/C through Cheque/DD/Pay-order/Wire transfer only.
b) The original receipt (signature is not required for system generated receipt) should be collected by the applicant without fail.
c) Agreement of sale will be executed upon receipt of 25% of the Sale Consideration.
d) Sale deed will be executed upon receipt of 100% of the Total Sale Consideration.
2. a) Stamp duty, registration fee and GST imposed by Central/State Government and Local Authorities etc are extra and shall be borne by the applicant only as applicable at the time of execution of the registration /Sale Deed.
b) In case of any increase in the rate to said taxes during construction period and before handing over of the possession of concerned Flat/Unit the same shall be borne by the applicant only.
3. The mentioned property will not be deemed as allotted till the entire allotment advance is remitted.
4. Any sales proposal or commitment shall only be in writing and duly signed by both the parties. No verbal commitment/s will be entertained by the company under any circumstances.
5. No modifications/alterations in the standard floor plan shall be entertained/accepted in any circumstances.
a) As per Cancellation policy mentioned in Allotment form & AOS
b) Refund shall be paid only after finding an alternative applicant for the said booking and such refund is subject to deduction of cancellation charges as mentioned at point (a).
6. Other terms & conditions applicable as per the Application cum Allotment form and Agreement of Sale.
7. Prices mentioned above are subject to change without any prior notice.
8. Should avail loan from the Pre approved banks / financial institutions only.

Specifications

FOUNDATION & STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads

SUPER STRUCTURE

- . Plastering: Double coat smooth finished cement plastering for internal and external surface

FLOORING

- . Living, Drawing, Dining, Kitchen and Bedrooms: 800X800 Double charged vitrified tiles.
- . Toilets & Utility: 300X300 Antiskid ceramic tiles for flooring and 300 x 600 ceramic tile dado upto 7 height in all bathrooms.
- . **Balcony:** 300X600 Antiskid ceramic tiles for flooring .
- . **Staircase:** 18mm Thick polished granite with suitable molding and step grippers.

KITCHEN

- . Two taps will be provided.
- . UTILITY Glazed ceramic tiles dado 4 height. Power socket for washing machine will be provided.

TOILETS

- . Sanitaryware: Branded wall hung model.
- . Washbasin: Branded single hole wash basin.

PLUMBING AND SANITARY

- . CP Fittings : Standard CP fittings will be provided in kitchen, toilets and utility areas.

JOINERY

- . Main Door: Polished finish solid wood frame with aesthetically designed veneer door with hardware.
- . Internal Door: Solid wood frame and aesthetically designed laminate doors with hardware.
- . Toilet Doors: Solid wood frame and aesthetically designed skin doors with hardware.

WINDOWS

- . 2.5 Track UPVC windows with 4mm thick glass with mosquito net.

D.G. POWER

- . Common areas and Clubhouse: Adequate D.G. power backup will be provided.
- . Villas: 1 KVA D.G. power backup will be provided.

ELECTRICAL

- . Main DB: 3-phase power supply with Branded electric MCB.
- . Electrical Items: Branded switches (10/16 A), fan regulator, TV socket, front plate, sockets (10/16 A), telephone and internet sockets.
- . Copper Wiring: Concealed copper wiring in PVC conduits for lighting, fans, sockets and power points wherever necessary.

TELECOM AND INTERNET

- . Living Room: TV, internet and telephone points will be provided.
- . MBR and CBR: TV points will be provided.

PAINTING

- . Internal wall finishes: Treated with two coats putty and finished with one coat of primer and two coats of premium emulsion paint.
- . External wall finishes: Finished with texture one coat of exterior primer and two coats of exterior paint.

SEWAGE TREATMENT PLANT

- . Adequate capacity plant will be provided and treated water will be used for landscaping.

WATER TREATMENT PLANT

- . Adequate capacity will be provided with hydropneumatic system.

SECURITY SYSTEM

- . 24x7 security with CC cameras at main entrance, clubhouse and other necessary areas.

SOLAR POWER FENCING

- . Solar power fencing throughout the project boundary.

ELEVATOR

- . 8 passenger elevator – 1 in clubhouse.

RAILING

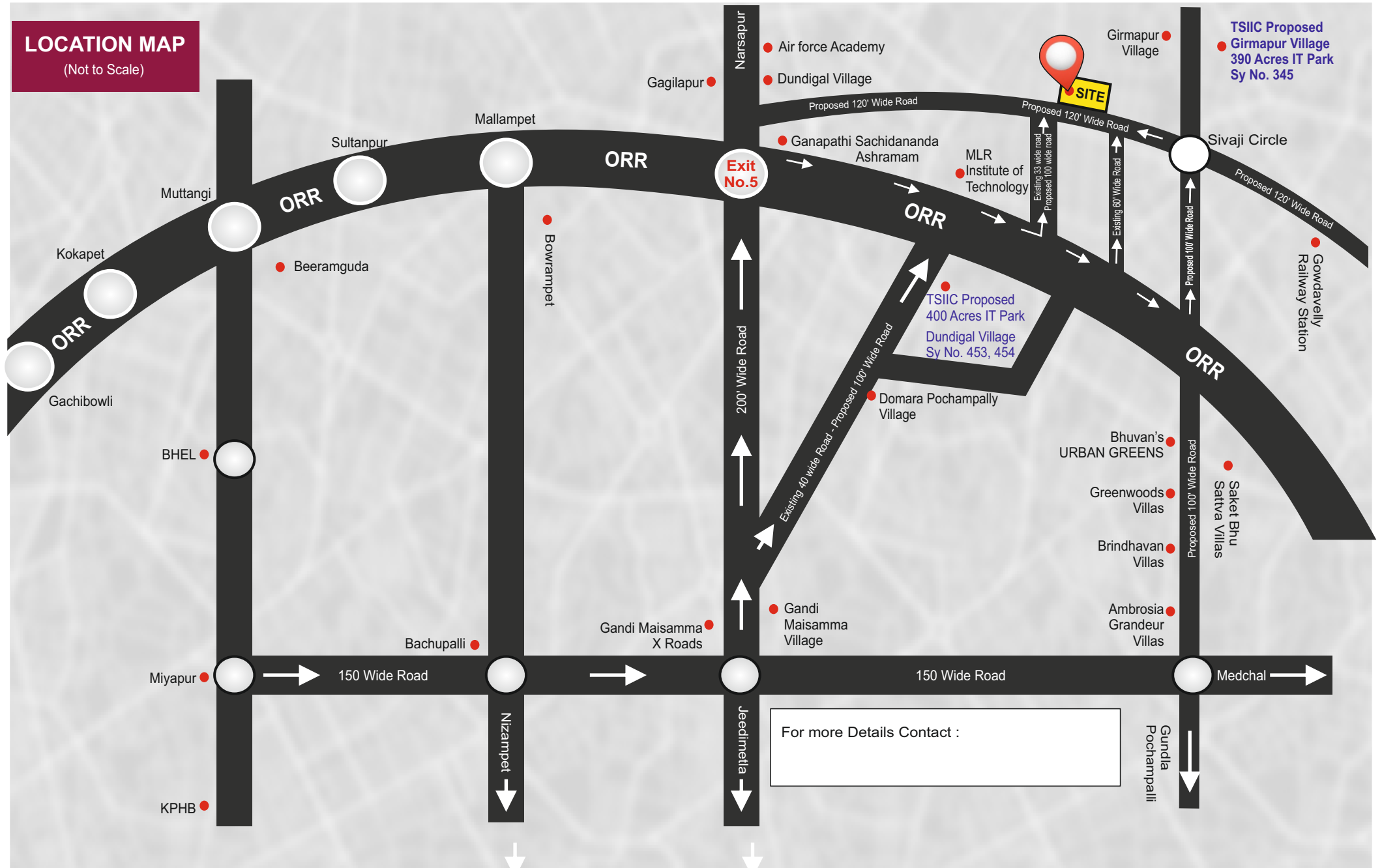
- . Staircase: SS railing will be provided.
- . Balcony: Toughened glass railing will be provided.

NOTE : Following items are not included and are supplied if required, at additional cost only:

- . Kitchen platform with sink.
- . Window grills.
- . Washing machine point on terrace.
- . Tiles in setback area.

LOCATION MAP

(Not to Scale)



PIONEER LIFE SPACES LLP

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