

**KEERTHI**  
*westwinds*

@ MANCHIREVULA, NARSINGI JUNCTION

# KEERTHI WESTWINDS

Keerthi Estates, a real estate company, founded in the year 1990, is one of the trusted and well entrenched brands in the markets of Hyderabad and Bangalore, is in its Silver Jubilee year.

Having built over 6mn Sft of Residential and Commercial spaces till date and having a customer base of more than 4500; Keerthi is expanding its Vistas at a fast pace.

Having executed 191 Villas at Richmond Villas in an expanse of 25 acres at Appa Junction and further expanding the project by another 25 acres; we have now embarked on a new Luxury Villa Project- **Keerthi Westwinds**


**Keerthi Westwinds** is a 10 acre Luxury Villa project with 65 Villas at Manchirevula, near Narsingi Junction. It is going to be a niche gated community well connected to the IT hub and also to all of the desired social infrastructure.

**Keerthi Estates** invites you to be a part of this prestigious, luxurious and awe inspiring community.

## CURRENT PROJECTS IN BENGALURU

KEERTHI  
**Regalia**  
Opp. Wipro Corp. Office, Sarjapur Road.

Keerthi  
**ROYAL PALMS**  
Before Electronic City,  
Next to BMW Showroom, Hosur Road.

 **Keerthi - Surya Shakti Towers**  
Hoodi Circle, ITPL Road, Whitefield

**KEERTHI**  
**Krishna Viva**  
Opp Wipro Corporate Office, Sarjapur, Bangalore

# CURRENT PROJECT IN HYDERABAD



**KEERTHI**  
*Richmond  
Villas*

Near Glendale Academy, APPA Junction



# KEERTHI WESTWINDS

## Grand Entrance



## KEERTHI WESTWINDS 10 ACRE VILLA PROJECT NEAR NARSING



**SITE AREA : 408805.17 Sft/ 45422.79 Sqyds / 9acres15 guntas**

AREA EFFECTED IN ROAD WIDENING : 1940.55 sq ft

**NET SITE AREA : 406964.54 Sft/ 45218.28 Sqyds / 9.34 Acres**

	PROPOSED (SFT)	PROPOSED (Sqyds)	% OF AREA
PLOTTING AREA	220990.48	24654.4978	54.30
OPEN AREA	45324.43	5036.0478	11.14
AMENITIES	13063.57	1451.5078	3.21
ROADS	115482.01	12631.3344	28.36
EWS/LIG	5858.99	650.9999	1.44
MISC	8448.80	718.8444	1.58
<b>TOTAL AREA</b>	<b>407189.280000</b>		<b>100.06</b>

**LEGEND**

Plot No/ No's	Sizes (Sq. Yds)
1 - 5	400
6	472
7 - 15	400
16 & 17	313
18 - 22	400
23 - 52	325
53 - 57	400
58	470
59 & 60	429
61	524
62 - 65	572





**WEST FACING  
VILLA**



**WEST FACING  
VILLA**

# EAST FACING VILLA



# NORTH FACING VILLA



## Interiors



## CLUB House

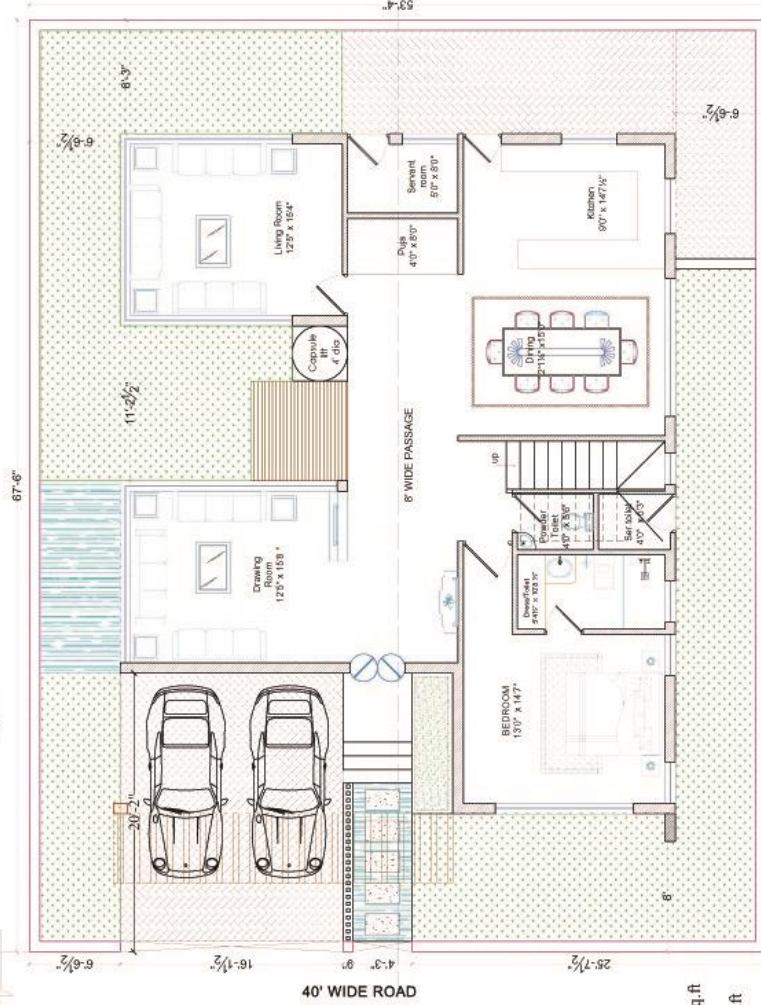






WEST FACING 400 sq yds

05.05.15



GROUND FLOOR: 1874.06 sq.ft  
 FIRST FLOOR: 1874.06 sq.ft  
 SECOND FLOOR: 656.03 sq.ft

Total area : 4404.15 sft

CLIENT:  
**ANIL KUMAR REDDY**

PROJECT:  
**Proposed villa  
 AT MANCHEREVULA**

TITLE:  
**FLOOR PLANS**

DRAWN :  
 AALBERHYA  
 CHECKED :  
 MWVN  
 SCALE :  
 N.T.S.  
 DATE :  
 06.05.15



**SUDHIR ASSOCIATES**  
**ARCHITECTS & INTERIORS**  
 3-2-662, BANAJANA HILLS ROAD NO.12,  
 HYDERABAD, Phone: 2332600, 2331648  
 Fax: 2332600@sudhir.com

# FLOOR PLAN

## West Facing Villa – 400 Sq. Yds 4404 Sq. Ft



FIRST FLOOR: 1874.06 sq.ft

CLIENT:  
**ANIL KUMAR REDDY**

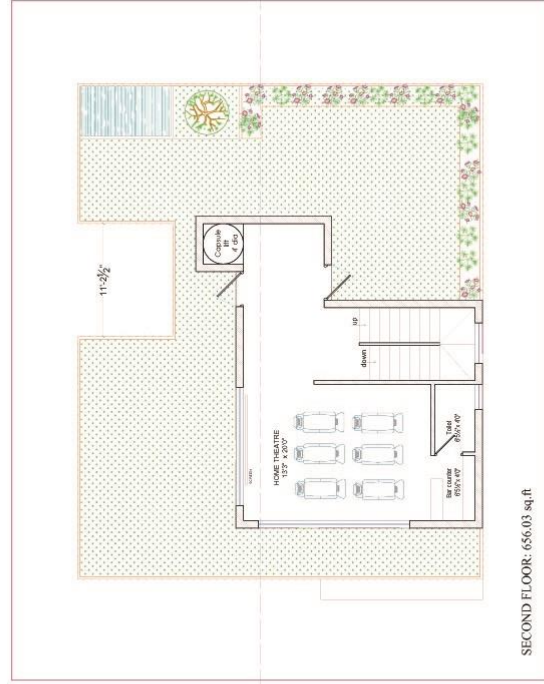
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 Fax: 2332600@sudhir.com



SECOND FLOOR: 656.03 sq.ft

CLIENT:  
**ANIL KUMAR REDDY**

PROJECT:  
**Proposed villa  
 AT MANCHEREVULA**

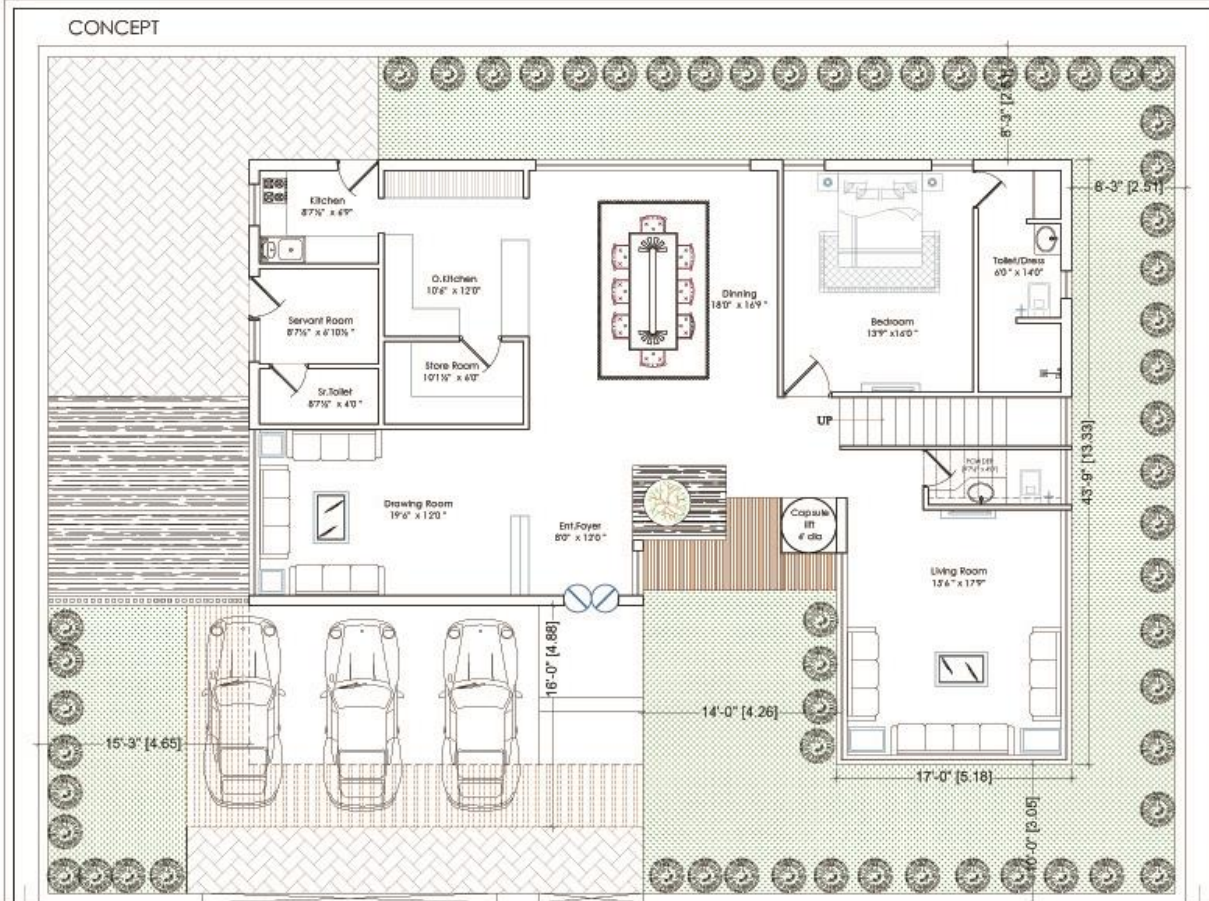
TITLE:  
**FLOOR PLANS**

DRAWN :  
 AALBERHYA  
 CHECKED :  
 MWVN  
 SCALE :  
 N.T.S.  
 DATE :  
 06.05.15



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 Fax: 2332600@sudhir.com

**FLOOR PLAN**  
**North Facing Villa**  
**572 Sq. Yds**  
**5459 Sq. Ft**



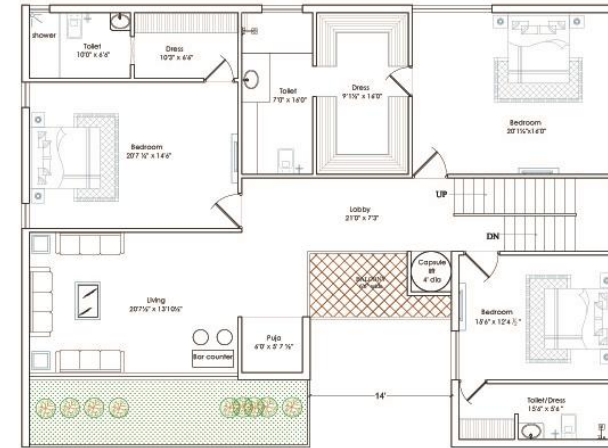
**40' WIDE ROAD**

GROUND FLOOR :2426.61 SFT

GROUND FLOOR 2426.61 SFT  
FIRST FLOOR 2426.61 SFT  
SECOND FLOOR 605.92 SFT

TOTAL BUILT UP AREA 5459.14 SFT

CLIENT: <b>Mr. ANIL KUMAR REDDY</b>	TITLE: <b>FLOOR PLANS</b>	NORTH: 	DRAWN: LOKESH	SUDHIR & ASSOCIATES ARCHITECTS & INTERIORS B-2/602 SHALINARAJHILLS, HEVINDO 12, HYDERABAD. Phone: 28252981 28252989 www.sudhirassociates.com
	PROJECT: <b>Proposed villas at Mancherevulu</b>		DATE: 17.09-14	
			CHECKED: GANDH	



FIRST FLOOR :2426.61 SFT

572 SQ.YDS NORTH FACING

CONCEPT



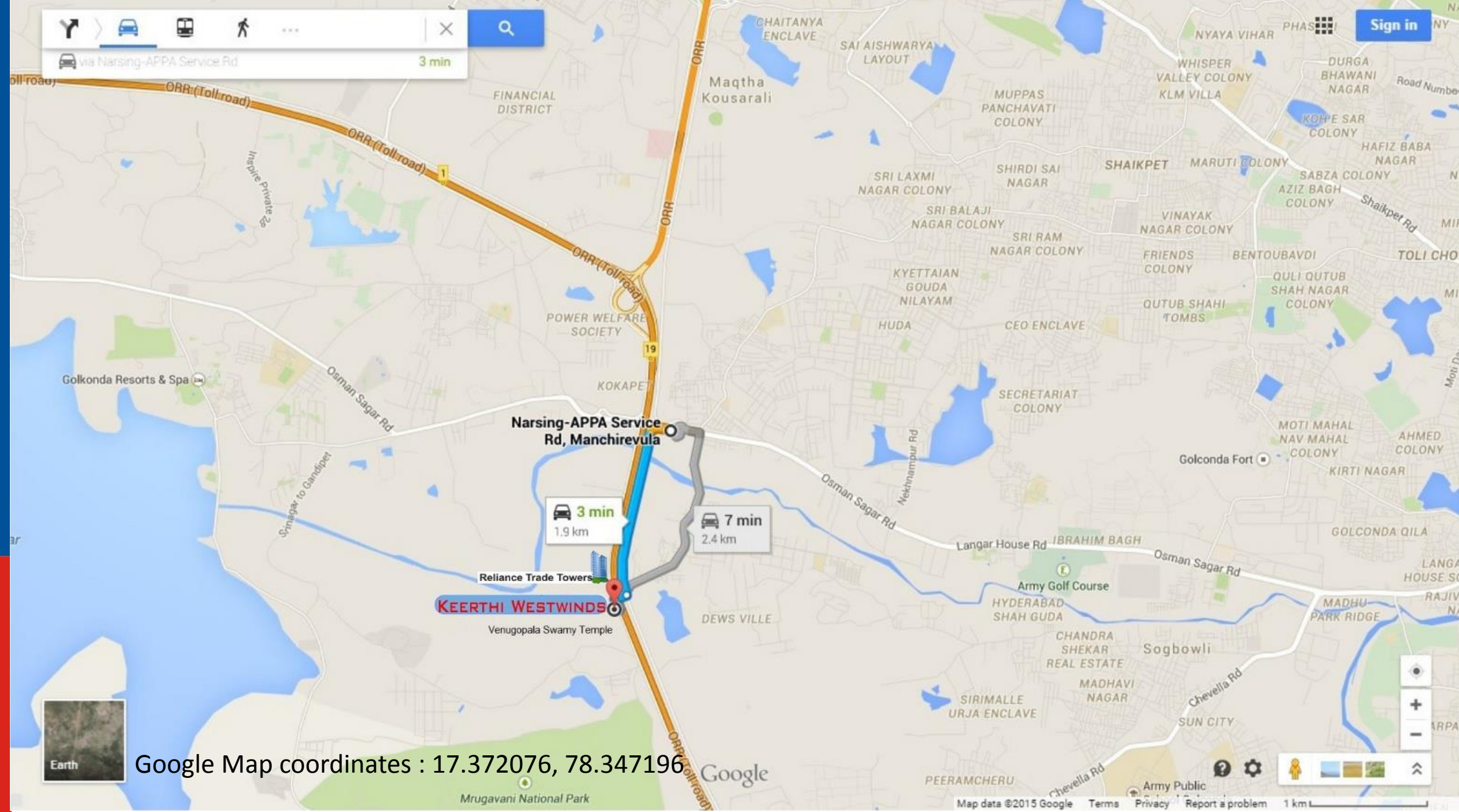
SECOND FLOOR : 605.92 SFT

## SPECIFICATIONS

S. NO	SPECIFICATIONS	DESCRIPTION
1	FRAME WORK	R.C.C. framed Structure
2	SUPER STRUCTURE	Solid Cement Blocks
3	DOORS	Main Door in Solid Teak Wood & Flush door shutter with teak Veneer, Internal Doors-Teak Wood Frame and Flush Door with Teak Veneer and one side Teak veneer flush door for bathrooms.
4	WINDOWS	UPVC Windows.
5	FLOORING	Italian Marble Flooring, Skirting in living & dining areas. Wooden flooring in multipurpose and master bed room and premium vitrified tiles in other bed rooms. Anti-Skid Ceramic Tile Flooring in Toilets, Balconies and utility areas. Paver Blocks for car portico area of Ultra tiles or equivalent.
6	KITCHEN	Granite Counter with Ceramic Tile dado up to 2'above Counter & stainless steel sink (Single Bowl single Drain), Ceramic tile cladding in the wash area.
7	WALL FINISHES	All interior walls with smooth with smooth finish & Acrylic emulsion Paint over Birla / JK Cement Putty. All Exterior walls with cement based exterior paint of Apex or Equivalent on two coats of putti.
8	TOILET / BATHS	European WC's wash basin of Kohler or Equivalent make. Toilet accessories of Kohler continental or equivalent make. Provision for shower panels in toilets as per Design/ glass partition.
9	POWER	Concealed copper wiring of standard make Power flex in all necessary areas. Electrical fittings & fixer of Legrand/Anchor / Roma / equivalent make. Provision for electric chimney in Kitchen, exhaust fans in kitchen & Bathrooms. Provision for Split A.C.units in Ground Floor, living room & all Bedrooms.
10	COMMUNICATIONS	Telephone & internet points in all bedrooms, living & dining rooms.
11	CABLE	Provision for cable T.V. in living room and all bedrooms
12	GENERATOR / D.G.BACKUP	Stand –by power for common amenities. Total DG Power Back up for each individual unit.
13	WATER	24 –hours water supply through centralized hydro Pneumatic system and WTP, STP for sewer treatment
14	COMMON SERVICES	Power Back up for Street Lighting. Concealed underground cabling for power & communication. Concealed underground water supply for total town ship. Community maintenance by dedicated agency to handle landscaping, garbage and services.
15	LIFT	Provision for Lift*

Navigation icons: Car, Train, Pedestrian, etc. Search bar with a magnifying glass icon.

Sign in



Narsing-APPA Service Rd, Manchirevula

**KEERTHI WESTWINDS**

Reliance Trade Towers

Venugopala Swamy Temple

3 min  
1.9 km

7 min  
2.4 km

Google Map coordinates : 17.372076, 78.347196



Google

# Location Advantages

## Connectivity

- ORR / Narsingi Jn - 1.8 Km
- Hyderabad Railway station - 15.5 Km
- International Airport – 20 Km

## Offices

- Financial district - 6.5 Km
- Gachibowli Jn – 8 Km
- Hitech City – 10.5 Km

## Schools & Colleges

- DPS & Oakridge – 6.5 Km
- Glendale Academy – 6 Km
- Shadan Medical & Engg college – 4 Km
- Vasavi Engg college – 5 Km
- CBIT – 5 Km

## Hospitals

- Continental Hospitals - 7Km
- KIMS Kondapur - 10 Km
- Apollo Hospitals- 13 Km
- Image Hospitals– 13 Km

## Shopping & Leisure

- Inorbit Mall- 11 Km
- GVK One Mall – 15 Km
- Hotel Hyatt Hyderabad – 7 Km
- Novotel (Hitech city) – 13 Km
- Golkonda Resorts – 6.5 Km
- Ocean Park – 4 Km
- Mrugavani National Park – 1.5 Km
- Gandipet Lake – 4 Km
- Chilkuru Balaji Temple – 10 Km

## SPECIAL INAUGURAL OFFER



### PRICE DETAILS

S.No.	Plot area	Built up area		Price per Villa in Rs
		East Facing	West Facing	
1	325 SQ .YDS (46' 6"×63')	3833 SFT	3860 SFT	2.70 Cr
2	400 SQ .YDS (57' 2" ×63')	4476 SFT	4536 SFT	3.15Cr

### PAYMENT SCHEDULE

	AMOUNT IN Rs	
ON BOOKING	-	1000000/-
ON AGREEMENT OF SALE (INCL OF BOOKING AMOUNT)	20%	
ON COMPLETION OF FOUNDATION	15%	
ON COMPLETION OF GROUND FLOOR SLAB	15%	
ON COMPLETION OF FIRST FLOOR SLAB	10%	
ON COMPLETION OF SECOND FLOOR SLAB	10%	
ON COMPLETION OF BRICK WORK & PLASTERING	15%	
ON COMPLETION OF FLOORING	10%	
ON COMPLETION OF FINISHING & HANDING OVER	5%	
<b>TOTAL</b>	<b>100%</b>	

### Note

- Services Tax, Labour cess and VAT are on actuals
- Infrastructure and amenities charges @ Rs: 10 Lacs
- First Two years maintenance charges @ Rs: 60/- per S.ft
- Corpus fund @ Rs: 3 Lacs
- Corner villa premium of Rs:15 lacs extra, park facing premium of Rs: 10 Lacs extra

[www.keerthiestates.in](http://www.keerthiestates.in)

Contact Us

**Mob: +91 99666 03939**

**e-mail: sales@keerthiestates.in**

*Thank You*





KEERTHI  
**Westwinds**  
PREMIUM LUXURY VILLAS

When you move into Westwinds you should be aware, you are moving to a very premium address.

All the Modern Day Comforts...

You can enjoy a world of comforts at Westwinds that will pamper your spirit in true luxury. There are games, gym, recreation, amphitheater and much more to explore.



- ▶ Clubhouse ▶ Swimming Pool ▶ Air-conditioned Gym
- ▶ Billiards, Table Tennis, Library ▶ Recreation Area ▶ Conference Hall
- ▶ Amphitheater ▶ Guest Rooms ▶ Elder's Park ▶ Jogging Track ▶ Central Park

Typical Floor Plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

East Facing

PLOT SIZE (57' 2" X 63')  
Area Statement  
GROUND FLOOR: 1932 Sq. ft.  
FIRST FLOOR: 1932 Sq. ft.  
SECOND FLOOR: 836 Sq. ft.  
TOTAL AREA: 4700 Sq. ft.  
PLOT Area 400 SQ. YDS.



Typical Floor Plans



Ground Floor Plan



First Floor Plan



Second Floor Plan

West Facing

PLOT SIZE (57' 2" X 63')  
Area Statement  
GROUND FLOOR: 1890 Sq. ft.  
FIRST FLOOR: 1912 Sq. ft.  
SECOND FLOOR: 828 Sq. ft.  
TOTAL AREA: 4630 Sq. ft.  
PLOT Area 400 SQ. YDS.

