



A Project By:



A Project by



www.myfortunegroup.com



KGR Fortune

ANANDAM VILLAS

*Find your inner peace and
Absolute Serenity*

@Sardar Nagar, Tukkuguda, Hyderabad.



KGR Fortune Infra Builders LLP, founded by like-minded individuals, is a reputed developer of premium real estate properties based in Hyderabad. With a mission to raise the standards of real estate development, KGR Fortune focuses on delivering superior quality properties that meet global standards, exceptional customer focus, and creating value for customers, stakeholders, and employees. The company boasts a portfolio of luxurious residential projects, including villas, condos, and apartments, equipped with amenities like swimming pools, clubhouses, and gyms. Emphasis is placed on locational and architectural planning, high construction standards, and safety. KGR Fortune is one of the few developers to have received an Occupancy Certificate for all their projects, a testament to their commitment to quality and excellence.

"AT KGR FORTUNE, EVERYTHING THAT WE DO IS
INSPIRED BY OUR ENDURING MISSION & VALUES"

KEY PEOPLE BEHIND KGR

Ravinder Singh Arora, one of the promoters, is a leading industrialist and builder in Hyderabad. He is the proprietor of R. S. Arora Rubber Corporation, the largest stockist of various industrial products, and has been a prominent figure in the industry for over three and a half decades. As a builder, his notable projects include RS Landmark, RS Towers, Arora Towers, Queena Square, Arora Complex, Legend Arora, and Thirath Towers. His extensive experience and dedication to quality have significantly contributed to the success and growth of KGR Fortune.

Raunak Kohli, the third promoter, has an impressive track record of high-quality developments in Hyderabad. With over a decade of experience as part of the Fortune Group, he has completed several successful projects, including Fortune Icon, Essay Fortune, Fortune Monarch Mall, Roxana Fortune, Fortune Signature, and My Fortune Pride. Raunak's focus on impeccable quality, attention to detail, and timely execution has positioned KGR Fortune as one of the fastest-growing real estate developers in the city. His innovative approach and dedication to customer satisfaction continue to drive the company's success.

Gagandeep Singh Kohli, another promoter, is a dynamic leader and the Vice-Chairman of Guru Nanak Institutions and Panineya Institute of Dental Sciences & Research Centre. He is committed to creating a motivating and encouraging atmosphere for students, helping them develop into well-qualified professionals. As the Managing Partner of Kohli Constructions, Gagandeep has led several successful projects, such as Jade Arcade, Majestic Heights, and Alpine Heights. His leadership and vision have been instrumental in driving KGR Fortune's mission and values forward.





PROJECT HIGHLIGHTS



30 Acres

Hyderabad's Villa Community in Sardar Nagar



220-345 sq. yds

Triplex Villas



27,000 sq. ft.

Exclusive Club House with 20+ Amenities



100+

Luxury Villas with the best of architecture



100%

Vaastu Compliant Villas



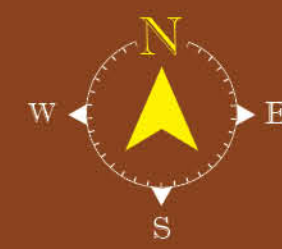


Uncover the charm of
Uninterrupted Bliss

Disclaimer: This image is just a conceptual image. At time of making of brochure Developer is engaged for 100+ villas.
Final layout is subject to change.



Create your own
Serene Sanctuary



MASTER LAYOUT PLAN



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LEGEND

- | | | |
|-------------------------|----------------------|------------------------|
| 01. Entrance / Exit | 12. Hedge Plantation | 23. Trees |
| 02. Stepped Lawn | 13. Gazebo | 24. Stepping Stones |
| 03. Sand Pit Play Area | 14. Party Lawn | With Grass Joint |
| 04. Lawn | 15. Garden | 25. Lawn Steps |
| 05. Water Body | 16. Sculpture | 26. High Sitting |
| 06. Pergola | 17. Parking Area | 27. Stepped Sitting |
| 07. Pebble Bed | 18. High Bar Counter | 28. Cricket Net |
| 08. Stone Flooring | 19. Club House | 29. Multipurpose Court |
| 09. Sitting Area | 20. Seating Deck | 30. Plantation |
| 10. Rubber Mat Flooring | 21. Lawn Mound | |
| 11. Badminton Court | 22. Wooden Deck | |

Disclaimer: This image is just a conceptual image. At time of making of brochure Developer is engaged for 100+ villas.
Final layout is subject to change.



Discover the allure of Total Tranquility

Our villas are crafted with the utmost care and consideration for your comfort, adhering to the ancient principles of Vaastu Shastra. This ensures that your house becomes a sanctuary where harmony and prosperity bloom in all aspects of your life, rather than just a place to live.

Adopt a holistic well-being lifestyle by living in environments that are energetically charged with positive energy and promote affluence and peace of mind. Every component of your living space, including the orientation of the rooms and the locations of the doors and windows, has been carefully planned to foster balance and harmony.




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*Relax and alleviate stress in a
 Secluded Paradise*

It takes infinite patience, skill, love and hardwork to shape the perfect life for yourself. Each milestone, each memory is another turn on the wheel of your life. It may be dented, it may be stuck sometimes, it may take a long while to reach your next stop, but at the end, it is yours and it is glorious.
 Let us make this process a little bit smoother, a little bit easier by helping you reach one of those milestones faster: finding the right house.

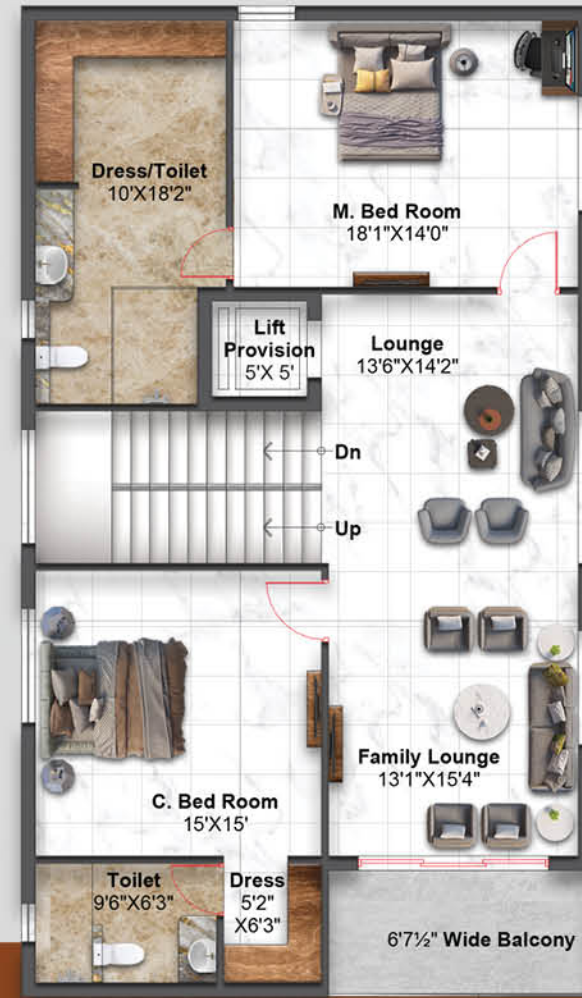


EAST VILLA (40X66)

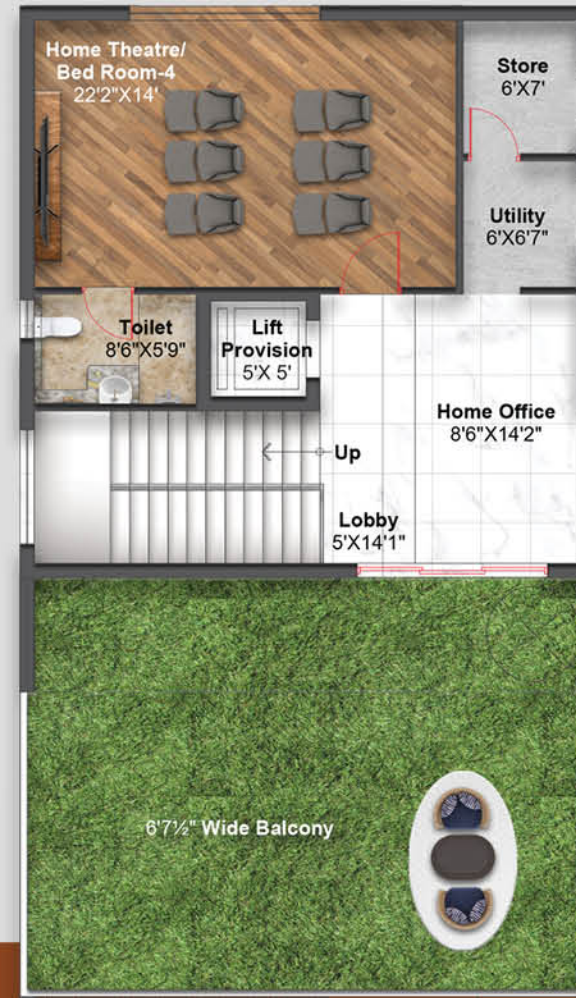
293.00 Sq. yds.



Ground Floor



First Floor



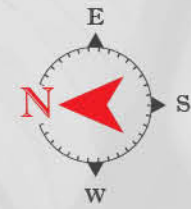
Second Floor



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1458.94 Sft.	1455.00 Sft.	1068.37 Sft.	3982.00 Sft.



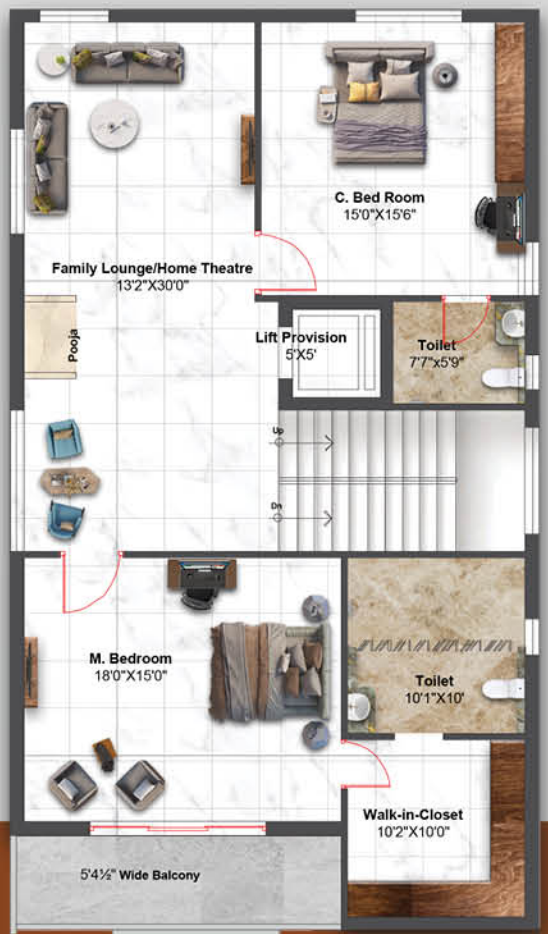


WEST VILLA (40X70)

311.00 Sq. yds.



Ground Floor



First Floor



Second Floor



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1567.64 Sft.	1567.64 Sft.	1239.81 Sft.	4375.00 Sft.

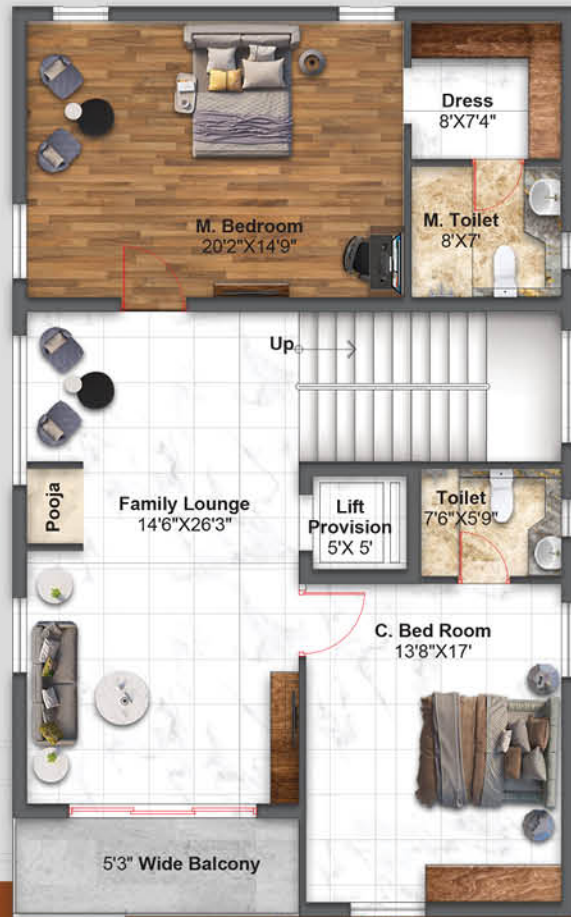


NORTH VILLA (40X60)

267.00 Sq. yds.



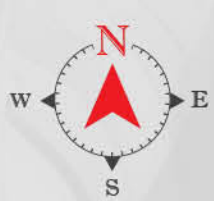
Ground Floor



First Floor



Second Floor



SOUTH VILLA (40X60)

267.00 Sq. yds.



Ground Floor



First Floor



Second Floor



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1458.94 Sft.	1457.5 Sft.	1156.37 Sft.	4073.00 Sft.



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1335.02 Sft.	1335.02 Sft.	1107.43 Sft.	3777.00 Sft.

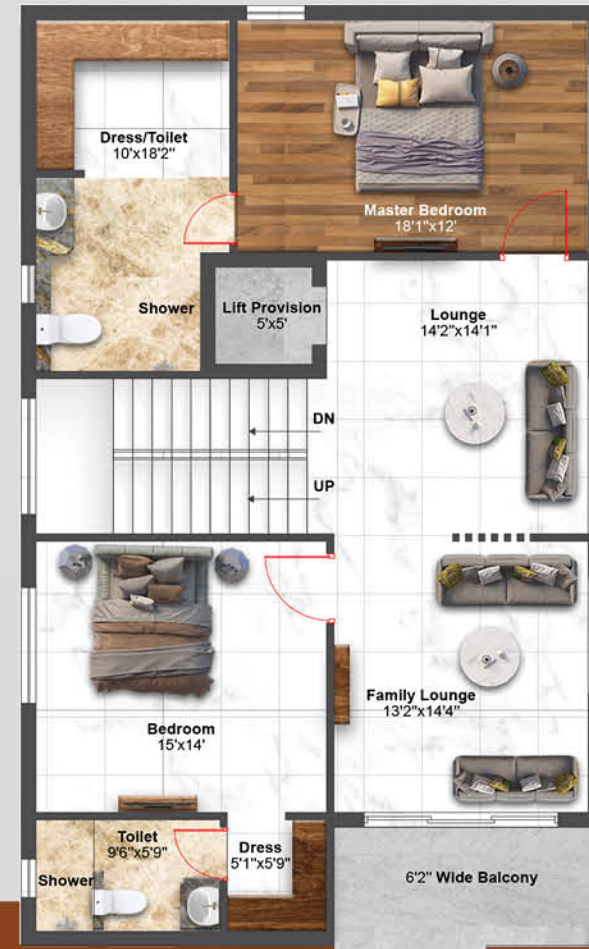


EAST VILLA (40X60)

267.00 Sq. yds.



Ground Floor



First Floor



Second Floor



Ground Floor



WEST VILLA (40X60)

267.00 Sq. yds.



First Floor



Second Floor



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1458.94 Sft.	1455.00 Sft.	1068.37 Sft.	3982.00 Sft.

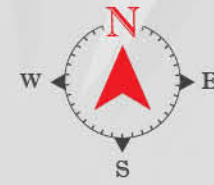


AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1402.67 Sft.	1402.67 Sft.	1156.55 Sft.	3962.00 Sft.

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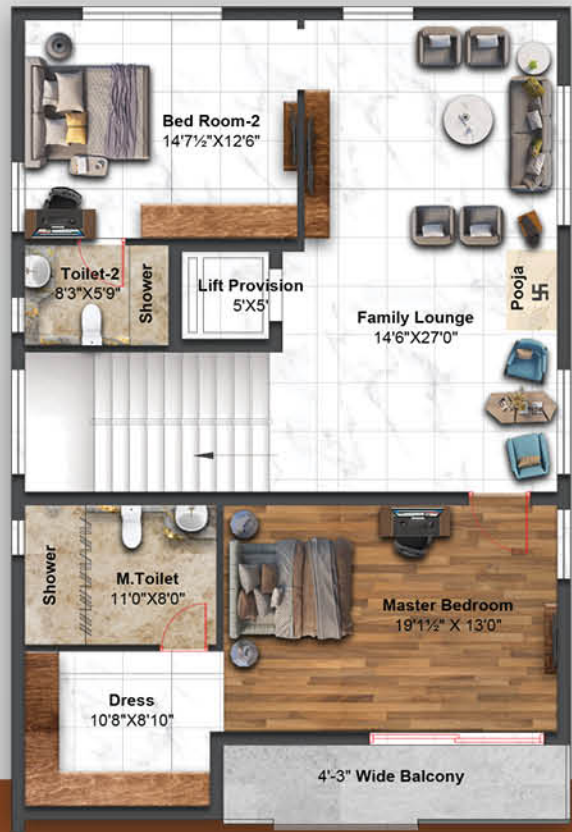




SOUTH VILLA (45X60)
300.00 Sq. yds.



Ground Floor



First Floor



Second Floor



Ground Floor



WEST VILLA (44X60)
273.00 Sq. yds.



First Floor



Second Floor



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1492.10 Sft.	1492.10 Sft.	1051.43 Sft.	3919.00 Sft.



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1309.00 Sft.	1309.00 Sft.	1060.73 Sft.	3679.00 Sft.



WEST VILLA (43X60)
287.00 Sq. yds.



Ground Floor



First Floor



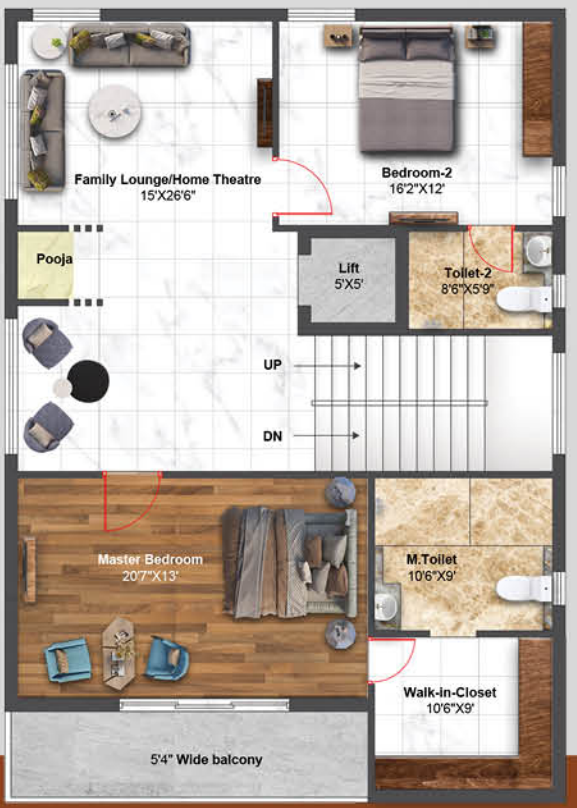
Second Floor



Ground Floor



WEST VILLA (46X60)
325.00 Sq. yds.



First Floor



Second Floor



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AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1542.75 Sft.	1542.75 Sft.	1265.96 Sft.	4351 Sft.



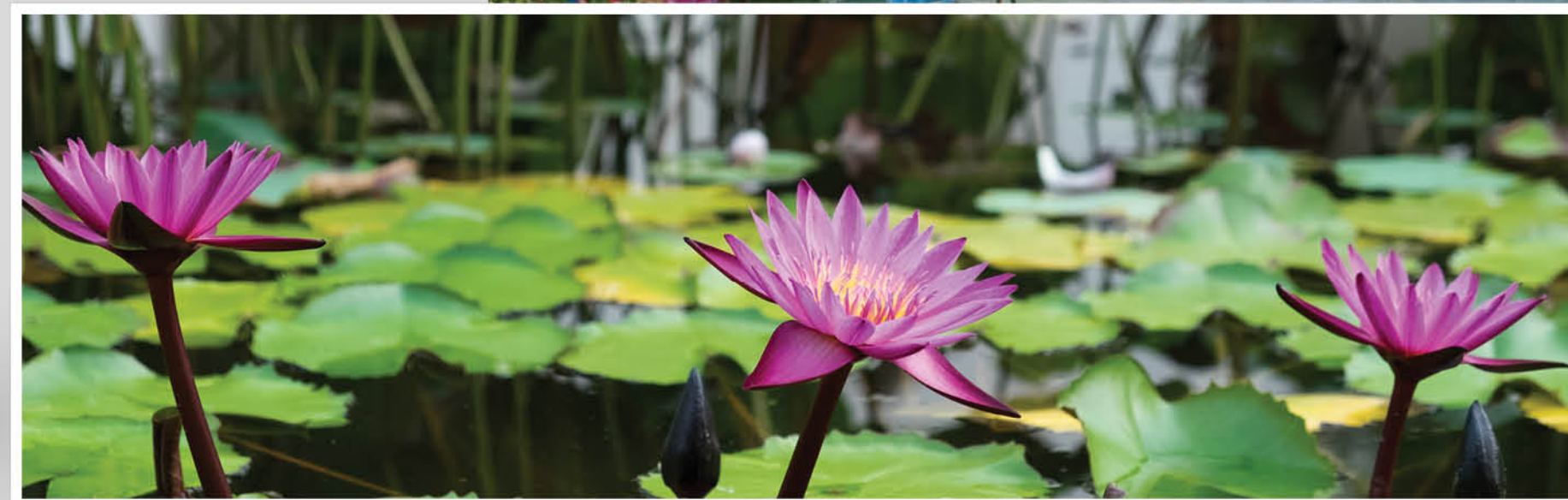
KGR Fortune
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AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1542.75 Sft.	1542.75 Sft.	1265.96 Sft.	4351.00 Sft.



*The tranquility of lotuses in an
Unmatched Oasis*



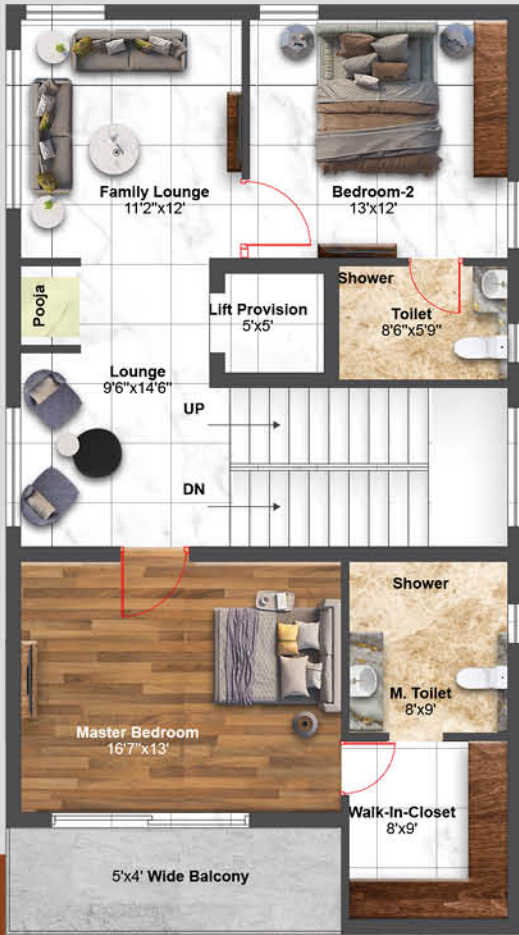


WEST VILLA (37X60)

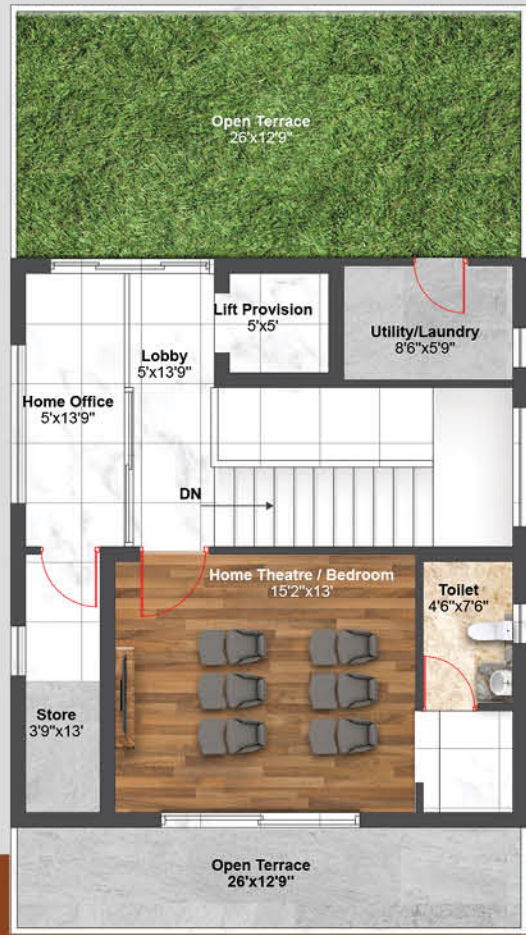
233.00 Sq. yds.



Ground Floor



First Floor



Second Floor

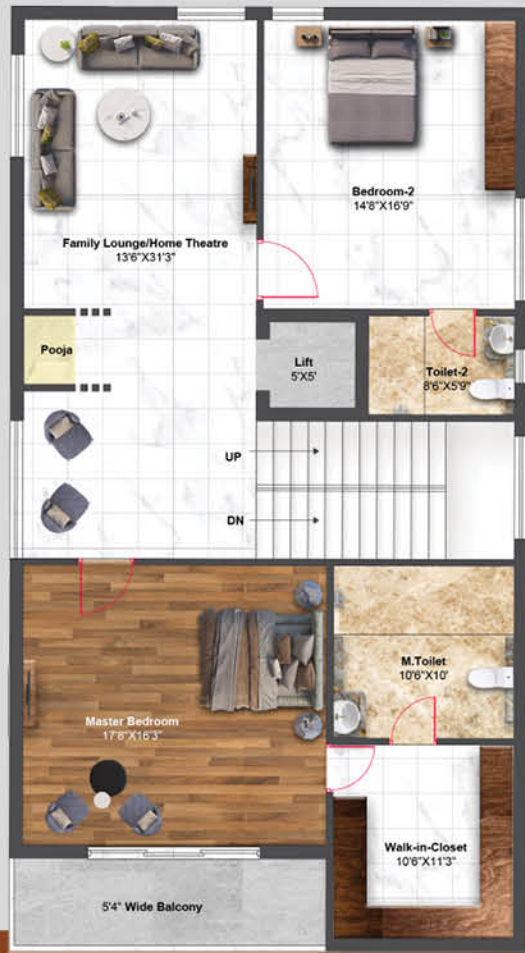


WEST VILLA (40X73)

324.00 Sq. yds.



Ground Floor



First Floor



Second Floor



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1215.50 Sft.	1215.50 Sft.	1010.17 Sft.	3441.00 Sft.



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1642.50 Sft.	1642.50 Sft.	1244.40 Sft.	4529.00 Sft.

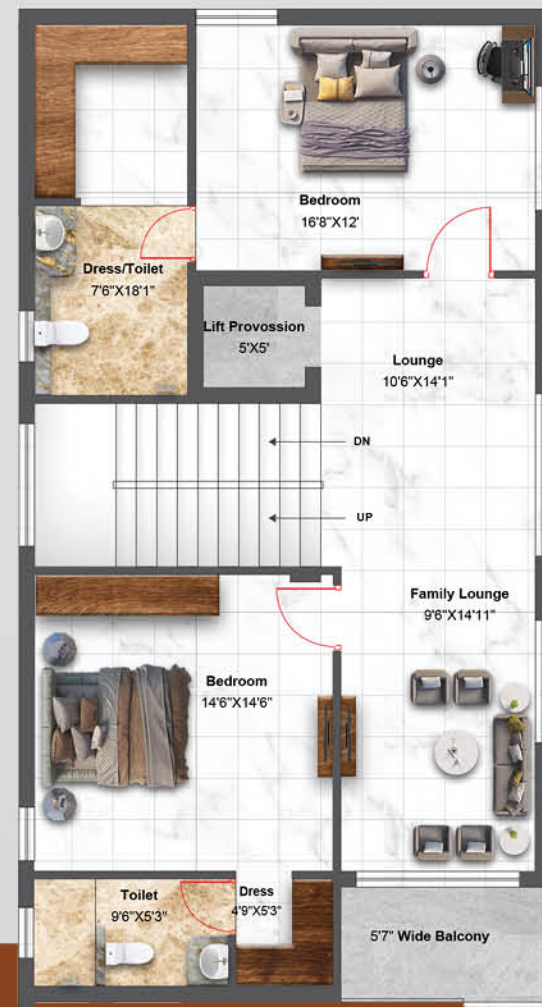


EAST VILLA (36X60)

240.00 Sq. yds.



Ground Floor



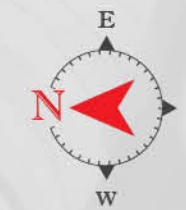
First Floor



Second Floor



Ground Floor



WEST VILLA (36X60)

240.00 Sq. yds.



First Floor



Second Floor



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1264.00 Sft.	1264.00 Sft.	932.37 Sft.	3460.00 Sft.



AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1215.50 Sft.	1215.50 Sft.	1009.36 Sft.	3440.00 Sft.



*Find your true self in a
Tranquil Heaven*

Indulge in the spacious interiors, where modern design seamlessly integrates with traditional charm. From the expansive living areas to the tranquil bedrooms and state-of-the-art kitchens, every space is designed to elevate your living experience.

Outside, discover a sanctuary of lush greenery and manicured gardens, where winding pathways lead to moments of tranquility. Take a refreshing dip in the azure waters of the clubhouse, spanning an impressive 1 acre, or simply unwind amidst the beauty of nature.





AMENITIES

- | | | | | | |
|--|---|---|--|---|--|
| 
Half Basketball Court | 
Table Tennis | 
Badminton Court | 
Gazebos | 
Guest Rooms | 
Maintenance Office |
| 
Sand Pit | 
Children's Play Area | 
Interactive Seating Zone | 
Pet Area | 
Crèche | 
Guest Lounge |
| 
Banquet Lawn | 
Kids Activity Zone | 
Children Waiting Bay/ Amphitheater | 
Outdoor Seating Lounge | 
Indoor Games | 
CCTV Surveillance |
| 
Congregation Area | 
Reception & Waiting Lounge | 
Common Wi-Fi Zones | 
Adult Swimming Pool | 
Beautifully Planned Landscapes | 
State-of-the-art Clubhouse With Modern Facilities |
| 
Outdoor Yoga Center | 
Walking/Jogging Track | 
Grand Entrance Plaza | 
GYM | 
Coffee Shop | 
24x7 Security |

Club House





Table Tennis



Snooker Table



Foosball



Yoga



GYM



Banquet Hall



Guest Rooms

INDOOR AMENITIES

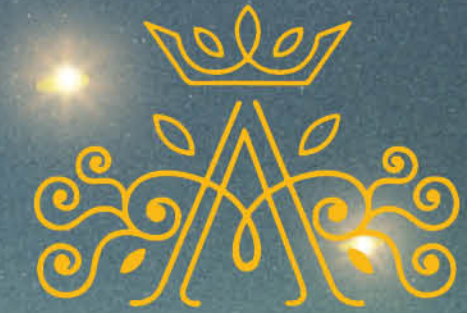
*Find your best self in
Utter Peace*

Beyond the luxurious amenities and exquisite surroundings lies the true essence of our community – a place where neighbors become friends, and where every interaction is imbued with warmth and camaraderie. Whether you're enjoying a leisurely stroll along the tranquil pathways or gathering with loved ones for a shared meal, you'll find that our community is not just a place to live but a place to belong.

So come, discover a life of boundless possibilities in Sardarnagar, Tukkuguda – where every day is a celebration of the finer things in life. Welcome home, where your dreams take flight and unforgettable memories are etched into the tapestry of time.



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*Dive into a pool of
Unblemished Serenity*





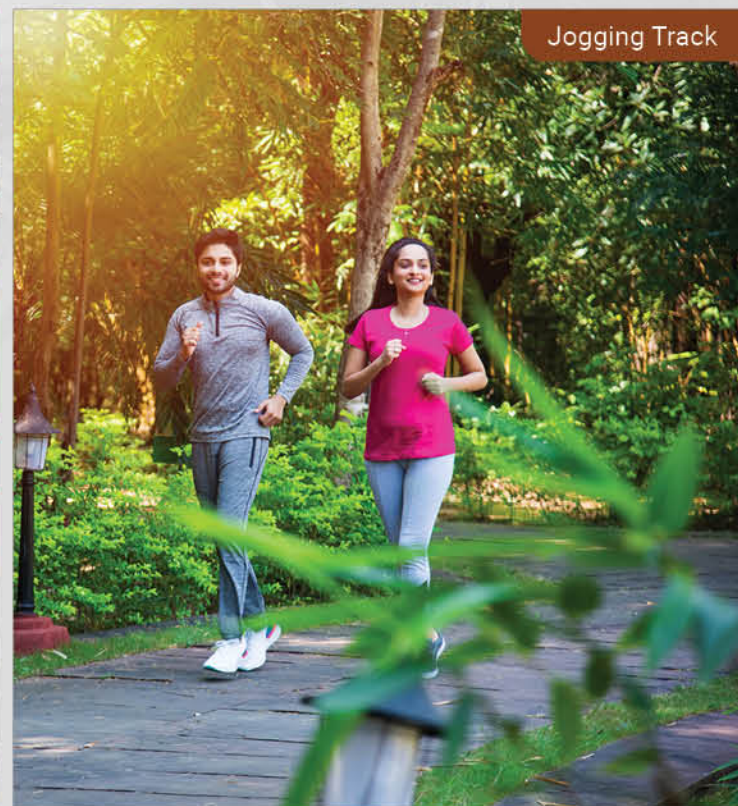
OUTDOOR AMENITIES



Basketball



Children's Play Area



Jogging Track



Volleyball



Shuttle Court



Box Cricket

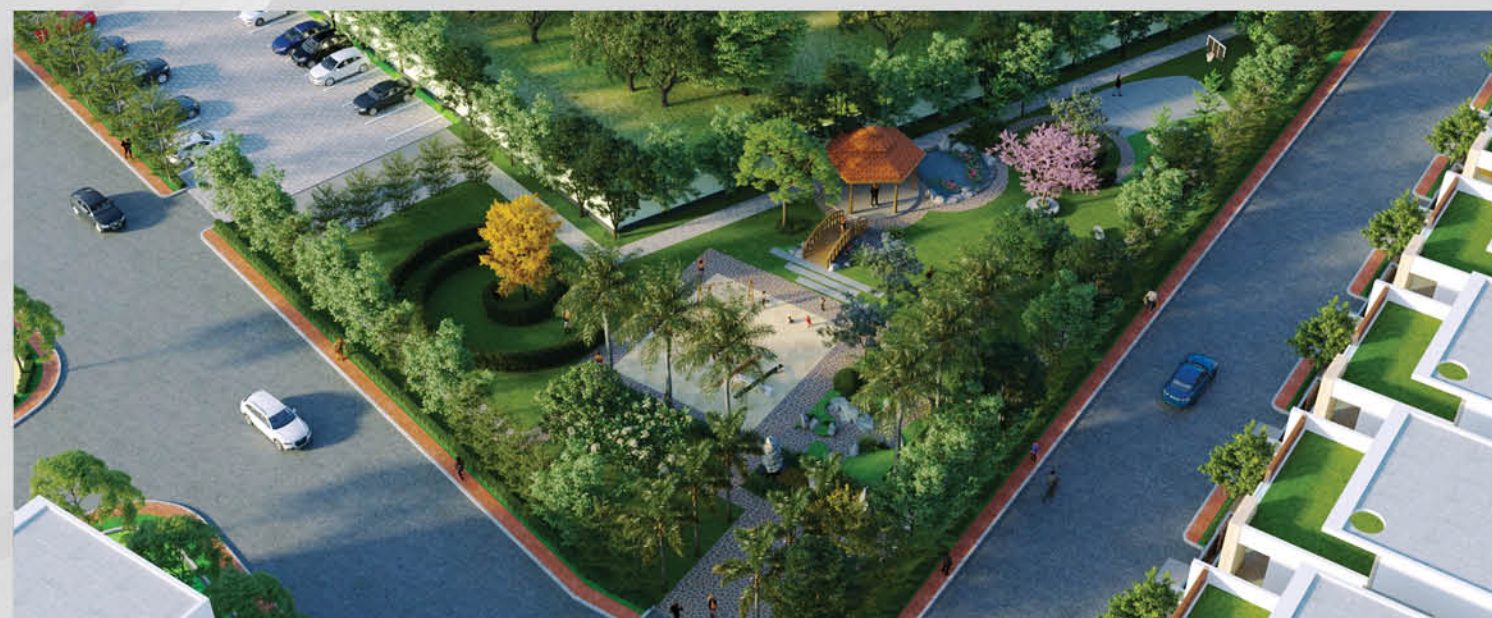


Multiple Seating Areas

*Relax in an area of
Utter Harmony*

Maintaining a healthy lifestyle is a journey that can sometimes feel challenging and monotonous. However, within our community, we've redefined the concept of wellness by offering a diverse array of activities that cater to all interests and preferences. Gone are the days of having to choose just one activity – here, you can immerse yourself in a multitude of experiences, both indoors and outdoors, ensuring that every day brings new opportunities for physical and mental well-being.

From invigorating outdoor pursuits like tennis, basketball, and jogging trails, to rejuvenating indoor activities such as yoga and state-of-the-art fitness facilities, our community provides a holistic approach to health and wellness. Whether you're seeking the adrenaline rush of a competitive sport or the serenity of a mindful yoga session, there's something for everyone to enjoy.



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Surround yourself with
Unrivalled Quietude



RCC STRUCTURE :

Foundation Column and Slabs

Steel : Radha TMT/ Vinayak/ DLL Ispat Steel or equivalent make Of 500 Fe Steel as per structural consultant's.

Cement : Birla Shakti/JSW/ Bharti or equivalent make as per structural consultant's.

Metal Aggregate : Best Stone Crushers 20mm/40mm dimensions as per structural consultant's.

RMC : M20 and M25 Grade as per structural consultant's.

SUPER - STRUCTURE :

RMC Framed Structure - as per structural drawing.

Walls : Hil/ Extra Lite/ Shree Shakti. No.1 quality table moulded redburnt bricks/ AAC Blocks with Cement mortar as per standard ratio.

Plastering : Quality sand and cement mix and two coats of plastering in 1:6 cement sand ratio for first coat.

Gypsum Punning : Gypcore/ Saint Gobain Expert/ Van Gypsum. Gypsum punning walls for flawless smooth finish.

PAINT :

Interiors : Asian Paints/ Nerolac Paints/ ICI Paint. On smooth sponge finish plastered surface, treated with 2 coats of Birla/ JK putty, primer applied & 2 coats of premium acrylic emulsion.

Exteriors : Asian paints apex ultima/ ICI weather shield. Two coats of paint with waterproof mixture mixture.

Finishes : Cladding Texture Paint Ncl/ Altek. Laterite stone cladding & texture paint at designated areas as per elevation design given by the Architect.

FLOORING :

Hall/ Dining/ Living : 800X1600 mm GUT of reputed make. High class tiles in hall, living & dining areas for a rich look.

Kitchen/ Balconies/ Utilities : 2x2' MAT finish reputed make. Porcelain rustic tiles. Anti- Skid full body rustic vitrified tiles.

Staircase and Lobby : Natural grantie stone, Granite tread/ risers with chamfering.

Car Parking Area : Sumo/ Premier Make. Designer, interlocking parking tiles as per architects choice.

Specifications

DOOR FRAMES :

TP Factory Make - Teak

Main Door : ITP Factory Make - Teak - Wood. Seasoned African teak wood main door with heavy quality 3 latch mortise lock & hardware.

Internal Door & Bathroom Doors : ITP/ E door or equivalent. For internal doors - flush doors with both sides laminated. For bathroom - side veneer with other side waterproof polyurethane film.

Windows & Ventilators : NCL/ LG Hausys UPVC Profile or Equivalent. UPVC windows & french doors as per architect's design.

Hardware : Dorset Or Nimmi Or Yale. Heavy quality Hinges for main door and superior quality brass mark SS finish hinges for internal doors and windows hinges with required tower bolts & stoppers.

Locks : Dorset Or Nimmi Or Yale. Superior quality baranded latch handles in SS finish with mortise locks.

STAIRCASE RAILING :

SS 304 Railings for external and SS 202 for internal. Superior quality SS handrails of good gauge or as per architects design.

BATHROOM :

Sanitary Fittings : Jaguar/ Hindware Italian Collection. Ceramic ware of superior brands as per architects choice.

C.P Fittings : Jaguar/ Hindware Italian Collection. CP fittings of superior brands in bathrooms, utility & kitchen with concealed diverters to give 5 start ambience in bathroom.

Bathroom Wall Tiles : ICON/ RAK/ KAJARIA. 2'X1' Make wall tiles.

Bathroom Floor Tiles : ICON/ RAK/ KAJARIA. Anti-Skid Flooring tile and dadoing wall tiles.

Water Proofing : Fosroc/Pedilite Chemicals. Chemical water proofing job to be done by a well trained team.

PLUMBING :

Aishward make/Sentini make- Flow guard CPVC/PVC. CPVC for internal plumbing and GI pipes & High quality PVC Pipes for external plumbing. UPVC-AC drain pipe and AC Copper concealed conducting.

ELECTRICAL :

WIRING : LAPP Wires or equivalent. Flame retardent, low smoke wires of ISI mark. (FRLS)

PVC Condutes : Sudhakar/Sentini make. BrandedPVC medium futy conduits.

Electrical Fitments : Hagger/Schneider or equivalent. Superior quality fitments as per necessity, switches MCB's, RCCB's, DB Boxes.

WATER SUPPLY:

Water softner treated abundant bore water.

Overhead Tanks : RCC Structure. RCC overhead tank of gravity water flow. As per MEP consultant.

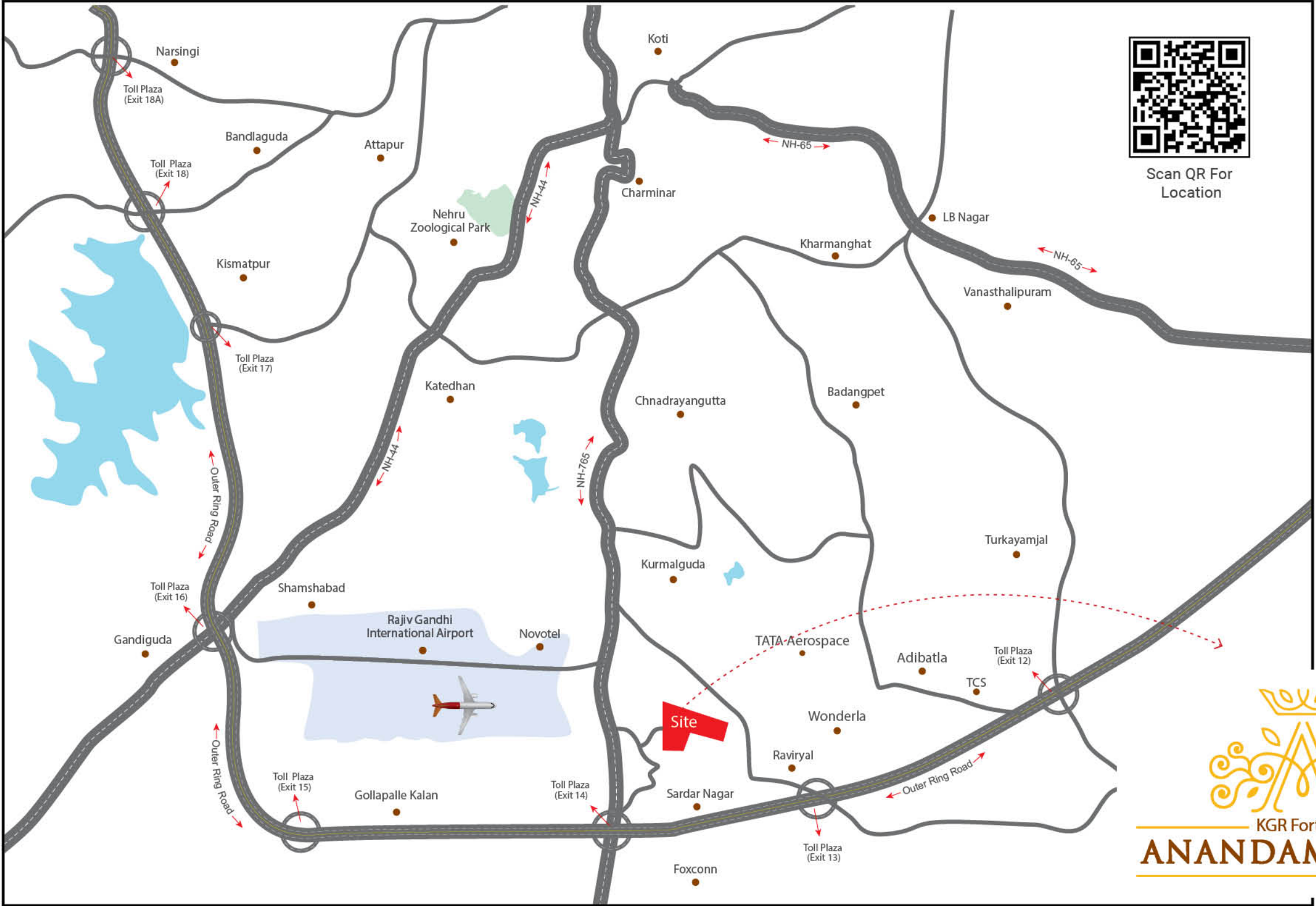
ELECTRICITY : A separate CT meter for each villa.

LANDSCAPING : Professionally done landscaping in the periphery of each Villa.

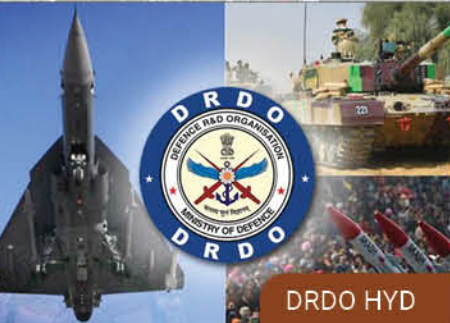


Location Map

(Not to Scale)



Be at peace and
Total Solace



PROXIMITY

RAJIV GANDHI INTERNATIONAL AIRPORT - 8 min

Connectivity

DRDO/Sri Sri Academy	2 min
World Trade Centre	3 min
FAB City / E-City	6 min
ORR - Exit - 13	7 min
Adibatla TCS	15 min
Gachibowli Junction	25 min

Hospitals

AH Charitable Poly Clinic	17 min
Okasha hospital	31 min
MINA Hospital Super Speciality	30 min
Core Magnus Hospitals	36 min

Education

MAK Club	20 min
MRM Institute Of Management	24 min
Narayana Junior College	25 min
CVR College Of Engineering	25 min
Maturi Venkata Subba Rao- Engineering College	29 min

Recreation & Shopping

Wonderla Amusement Park	10 min
PSR SHLOKA Convention	18 min
BMR Sartha Convention Centre	23 min
RA convention Center	30 min

OUR PROJECTS



FORTUNE ICON



ESSJAY FORTUNE



MY FORTUNE ROXANA



MY FORTUNE SIGNATURE



MY FORTUNE PRIDE



MY FORTUNE SKYLINE



Corporate Office:



5th floor, Above Jawa Motocult, Rd.
No. 92, MLA Colony, Banjara Hills,
Hyderabad-34

Site Address:



Sardarnagar, Thukkguda Municipality,
Telangana State-501359.

TEAM

Architects:

SUDHEER
ASSOCIATES

401, Lapaloma Caves, 12, Syed Nagar,
Banjara Hills, Hyderabad, Telangana 500034
Call: +91 79471 51079.

Design & Branding:

kreadz
ADVERTISING

#323, Near Bheemas, Raja Vilas,
Manikonda, Hyderabad,
Call: +91 9989 11 9900, 9989 70 9911.

Contact No: **+91 98490 23453**, Email: kgrfortuneinfra@gmail.com

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