



PREMIUM CUSTOM VILLAS



RAINBOW CITY

KOMPALLY – NUTHANKAL ROAD



Final Layout Approved Vide Approval no
LP No 02/LO/HMDA/2021

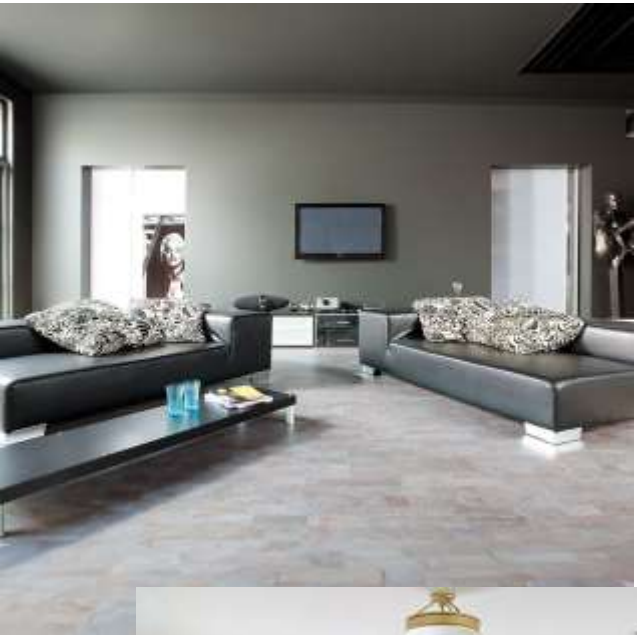
Goodlife in Good Environment
Gated Community Solar Fenced Layout

**PREMIUM CUSTOM
VILLAS WITH UNLIMITED
RESTRICTIONS ON
ELEVATIONS AND
ADDITIONAL FLOORS**

ELEVATIONS OF YOUR CHOICE: UNLIMITED COLOURS, DESIGN OF YOUR DREAM HOUSE AS PER VILLA TRENDS 2025



Customised Living Rooms





Spacious and Designer Bedrooms

KITCHEN CABINETS, ISLANDS, SIT OUTS, PARKING OF YOUR CHOICE



Kitchen Cabinets
Of Choice

AMENITIES AT LOCATION

- 1. SEVEN PARKS AND SPACIOUS GREEN SPACES**
- 2. SOLAR FENCING GATED COMMUNITY**
- 3. 24 HOUR SECURITY AND CCTV ARRANGEMENTS**
- 4. SPACE ALLOTTED FOR 12000 SFT CLUB HOUSE**
- 5. UNDERGROUND DRAINAGE/ SEWAGE SYSTEM**
- 6. OVERHEAD WATER TANK AND PIPING TO EACH VILLA FOR DRINKING WATER FACILITY.**
- 7. OPTIONAL BOREWELL FOR EACH VILLA**
- 8. CITY BUS STOP AT SITE**
- 9. WIFI FACILITY AT LOCATION FOR WFH CONCEPT**
- 10. WELLNESS CENTER**
- 11. COMMERCIAL SPACES ALLOTTED FOR SCHOOLS, HOSPITALS AND SHOPPING MALLS**
- 12. 5 MIN DRIVE TO ORR, MMTS, NH44, IT KANDLAKOYA**



CUSTOMISED VILLA SPECIFICATIONS

Foundation : RCC framed Structure

Kitchen :

- Granite platform with stainless steel sink with drain board.
- Provision for RO unit/water filter, and electric chimney.
- Provision for bore and municipal water.

Windows: UPVC 2.5 track windows with provision for Mosquito mesh and standard hardware.

Railing : □ SS hand rail for internal Staircase & Courtyard cut out. □ Sitout with Glass railing.

Utilities : Provision for Washing Machine, Dishwasher point and other wash area allocation

Plastering : □ Internal: Smooth Cement plaster in two coats.
□ External: Two coats of Cement plaster.

Painting : □ Internal: 2 coats of tractor emulsion over smooth luppam finished surface.
□ External: 2 coats of Apex weather cool over texture paint.

Super Structure : 4"/8" Red Bricks/thick fly ash based solid cement blocks/ or equivalent.

Doors : □ Main door: Architrave with Engineered door frame and door shutter. □ Internal Doors: Architrave with Engineered door frame and door shutter.

Electricals : □ Concealed copper wiring in PVC pipes.
□ A/C provision in all bedrooms.
□ Power outlets geyser in all toilets. □ Power plug for cooking range, chimney, refrigerator, micro-oven. □ Plug points for TV, music system in all bedrooms and living rooms. □ 3 phase



supply for each unit with dual metering for TSSPDCL / DG Supplies.

- Miniature Circuit Breakers or equivalent.
- All electrical modular switches and sockets will be of reputed brandAll .

Toilets : □ All bathrooms - Concealed single lever divertor for hot and cold with overhead shower. □ All CP fitting of Jaquar or equivalent.

Telecommunications : □ Broadband - subject to service provider. □ Intercom connectivity to security.
□ Provisions for DTH/Satellite TV/Alternate in bedrooms and hall.

Flooring & Dado : □ Vitrified tiles: G.F -living room, dining, kitchen of 2'x2' floor tiles.
□ 2'x2' floor tile - For all bedrooms, F.F lounge, other rooms.
□ Matt finished ceramic tiles 2'X2' for sit out.
□ Matt finished 1'x1' ceramic flooring for toilets /Utility.
□ Ceramic tile dado up to 7' ht for bathrooms and 2' height for kitchen. □ Granite for internal staircase. □ Parking tiles for Portico area.

Common Amenities

- Power backup line for Generator or UPS battery operated System for villas.
- Water supply System to each plot from OHT.
- B.T. Road with avenue Plantations with seven Parks.
- Landscaped park areas

CUSTOMIZED VILLA WITH CHOICE OF PLOT AREA
(BASE PRICE 6500 PER SFT) *(All prices in INR)*

Sl No	Villa Land Area IN Sq Yards	150 Sq.Yards	167 Sq.Yards	200 Sq.Yards	227 Sq.Yards	240 Sq.Yards	300 Sq yards	400 Sq yrds
1	Villa Facing	East/West	East	East/West	East/West	North/South	East/West	East/West
2	Villa Type	3 BHK DUPLEX	3/4BHK DUPLEX	3/4BHK DUPLEX	3/4BHK TRIPLEX	3/4BHK TRIPLEX	4BHK TRIPLEX	4BHK TRIPLEX
3	Villa Saleble area in Super Built-up area	2000 SFT	2500 SFT	3000 SFT	3500 SFT	4000 SFT	4500 SFT	5000 SFT
4	Plot Dimensions in Feet	30 X 45	30 x 50	40 x 45	41.5 X 50	54 x 40	90 x30 Or 45 x60	90 x 45
5	Base cost INR	1,30,00,000	1,62,50,000/-	1,95,00,000	2,27,50,000	2,60,00,000	2,92,50,000	3,25,00,000
6	Amenities and Plan Approval services	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-	3,00,000/-
7	Maintenance Corpus Fund	1,25,000/-	1,25,000/-	1,25,000/-	1,25,000/-	1,25,000/-	1,25,000/-	1,25,000/-
8	Layout Maintenance Advance 3 months @ 2/- per sq ft.	12,000/-	15,000/-	18,000/-	21,000/-	24,000/-	27,000/-	30,000/-
9	Legal and Bank Documentation Charges	50,000/-	50,000/-	50,000/-	50,000/-	50,000/-	50,000/-	50,000/-
10	Total Cost Plus GST extra as applicable	1,34,87,000/-	1,67,40,000	1,99,93,000	2,32,46,000	2,64,99,000	2,97,52,000	3,30,05,000

OPTIONAL CUSTOM INSTALLATIONS

	BoreWell	Bore Well for the Plot along with Vaastu location and Water Divining Service Rs.3,00,000 for 200 ft Depth with extra 50,000 per extra 50 ft.						
	Electricity Meter	Rs.50,000/- upto 6 KVA meter suitable for AC and other electrical appliances in each Villa						
	Lift of Reputed Brand	6,00,000/- for 4 People	6,00,000 for 4 People	7,50,000/- for 6 People	7,50,000 for 6 People	14,00,000 for 8 to 10 people	14,00,000 for 8 to 10 people	14,00,000 for 8 to 10 people
8	False Ceiling	Starting from 100 per sft actual area for POP False Ceiling and if involving Wooden Ply wood or WPC or any other Design the cost will be based on Design						
	Wood working	Rs.2200 per sft as per actual area for Kitchen Cabinet, Wardrobes, Lofts, of Bedrooms, Hall or Kitchen Area with Plywood and Laminate based Machine made including installation. Any extra design with Glass or Steel or any other outer or specific designs , the cost will be extra as applicable.						
	Air conditioning	Split Ac per Room Rs, 50,000 for 1 Ton Ac including fitting and installation. 50,000 per every extra Ton across Bed rooms, Living rooms, Drawing Room. Centralised Air-conditioning cost will be extra as per actual sizes.						
	Electrical Appliances	Electrical Appliances Like Electrical chimney, Fans, LED Lights, Geysors, OTG, Mixer Grinder, Gas Stove, False Ceiling Lights, Profile Lights extra will be provided as per actual costing with Installation services and decorative external elevation wall lightings. At Rs 300 per Super Builtup area sft						
	Furniture and Fittings	Sofa Sets 5 seater, Dining Table 6 people, King Size Double Beds 3 nos, Study Table 1no, Sit out Neelkamal Chairs 4 nos and Tea Table 1 no, 6 inch size Mattress for Beds 3 nos, bedsheets, Decorative Photo Frames in Bed rooms, Living room and Drawing Room of 18 inch x 12 inch size upto 8 nos. Carpet for Drawing room of 6 ft x 4 ft size, Rs 400 Per builtup area SFT						

PAYMENT TERMS FOR VILLA

1	Booking Amount	10,00,000/-
2	Second Instalment within 45 days	25%
3	On Completion of Footings and Plinth Bean	25%
4	On Completion of All Slabs	20%
5	On Completion of all Civil Works and Brick works	10%
6	Optional Items Selected with installation and services	full payment in advance
6	ON Raising GST Bill before Handing over Possession	Balance payment
7	Total	100%

TERMS AND CONDITIONS

1. East Facing Plot Premium Charges 1 lakhs extra, Corner Plot or Park facing Villa 2 Lakhs extra
2. Registration will be done for Plot with Building Plans will be including amenities, maintenance, water connection electricity connection and registration charges amount, Any taxes applicable at time of handing over it will be charged extra as applicable, Home Finance facility is available with HDFC, ICICI, SBI and Tata Capital
3. All Payments should be done by way of online Transfer or by way of cheque favouring Good life Builders and Developers Pvt Limited payable at Hyderabad. Account details will be sent on request.
4. **ONLINE PAYMENTS Account no 35430906617, IFSC CODE SBIN0003098, GOODLIFE BUILDERS AND DEVELOPERS PVT LTD. STATE BANK OF INDIA SME NACHARAM BRANCH.**
5. **PHONE PAY 9666999885**
6. For all Details please contact Site office or registered office by calling **9398439930**.
7. **Loan upto 85 TO 90%** will be available for Villas based on eligibility of the applicant.
8. All Villas will be as per custom design with unlimited restrictions for interiors and exteriors within the approved municipal plans.
9. If any New custom design is required to be made separately it will be charged extra per sq ft as applicable based on design.

Possession within 8 MONTHS TO 12 MONTHS from the date of booking as per design selected.

Distance Chart Rainbow City to Prominent Places

- ▶ Gateway IT Park, Kandlkoya 12 Kms
- ▶ Badruka College Campus 0.5 Kms
- ▶ ISKON Temple- 50 Acres Area 0.5 Kms
- ▶ Nazareth Grammar School 3.0 Kms
- ▶ Bharath Bibile College 3.0 Kms
- ▶ MMTS Dabilpur 3.0 Kms
- ▶ Yashoda Hospital/Nursing College 6.0 Kms
- ▶ Country Club 5.0 Kms
- ▶ Medciti Hospital 12.0 Kms
- ▶ Kompally 'X' Roads 14.0 Kms
- ▶ 10 City Bus Routes (233, 234, 229 etc) to Site



Gate Way IT Park, Kandlkoya



ISKON Temple, Nulhankal



MMTS, Dabilpur



Yashoda Nursing Hospital



Bharat Bible College



Nazareth Grammar School



Medciti Hospital



Badruka Campus



Country Club

Villa Plotted Gated Community Facilities & Amenities

- ▶ HMDA Approved Final Layout, Ready for Construction
- ▶ 40' & 30' Black top Roads (Internal)
- ▶ 100' State Highway Facing Project
- ▶ Layout designed as per Vaastu
- ▶ Commercial Plots 100' Road Facing from 600 to 1000 Sq. Yds
- ▶ 24 Hrs. Security with Solar Fenced Gated Community
- ▶ Over Head Tank for Drinking Water, Connection to Each Plot ready
- ▶ Drainage and Sewerage Lines upto Plot ready
- ▶ 4G Network Cable and Wi-Fi ready at the Site
- ▶ Street Lighting ready at the Site
- ▶ 7 Parks, Gardens Landscaping and Avenue Plantation Children Play Area
- ▶ Mission Bagiratha Drinking Water Line
- ▶ Custom Villas 3BHK, 4BHK and 5BHK Started construction with deliveries by 6 months