



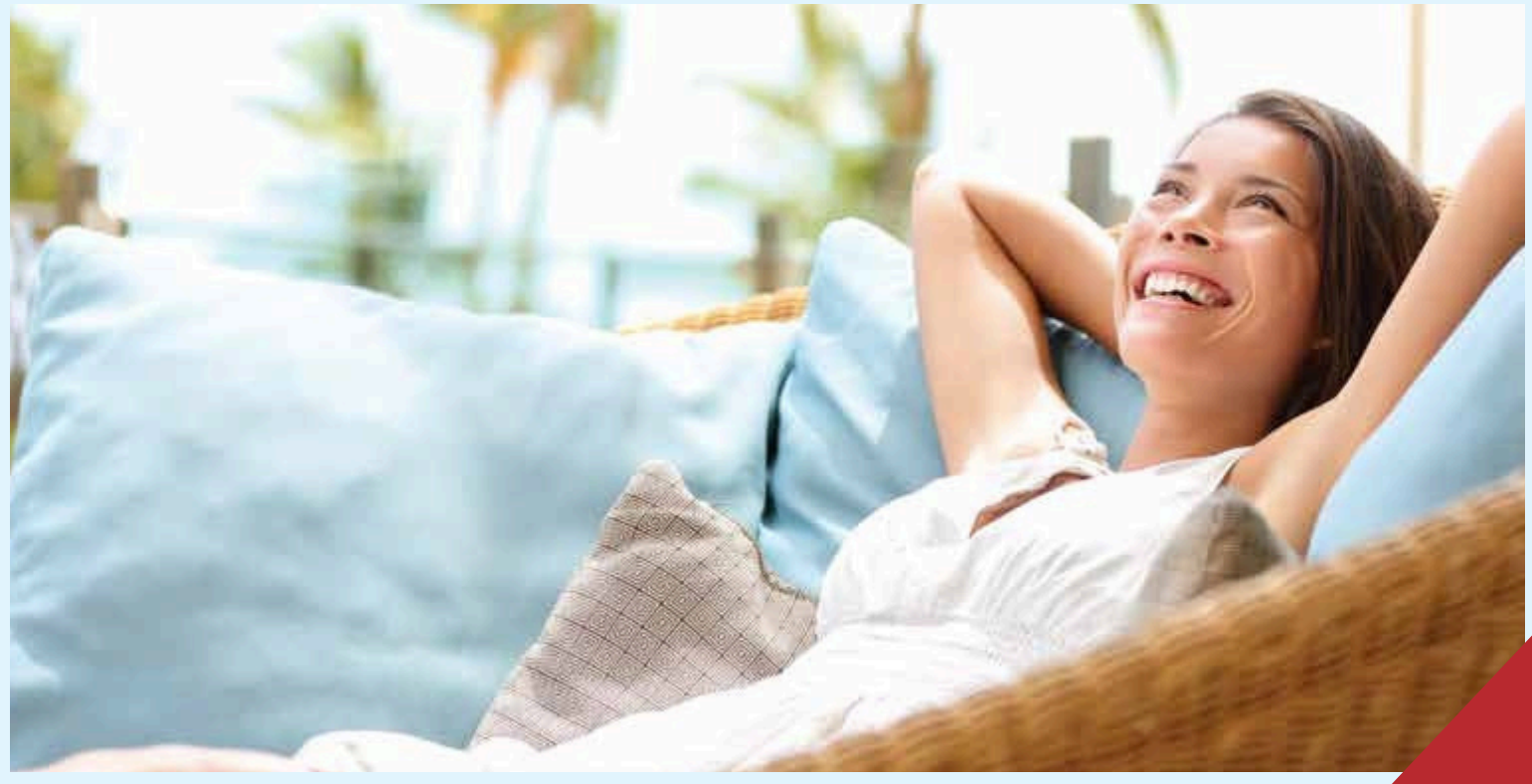
K O N D A P U R , H Y D E R A B A D

TS RERA REGISTRATION NO: P02400001051 | www.tangadeveloper.com | +91 95021 79931



LIVE HAPPY

A home filled with fun, love and laughter. A space to breathe fresh and rejoice in happiness. With the luxury filled in every corner and greenery all around life is a bliss of its kind. Indoor and outdoor amenities that enrich a sport fanatic and allows you to stay young and energetic forever. Being strategically located in the vicinity of top education institutions, shopping centres and tech parks, Sumadhura Horizon allows you to spend enough time with your loved ones. Sumadhura Horizon is a kick start to happy living!

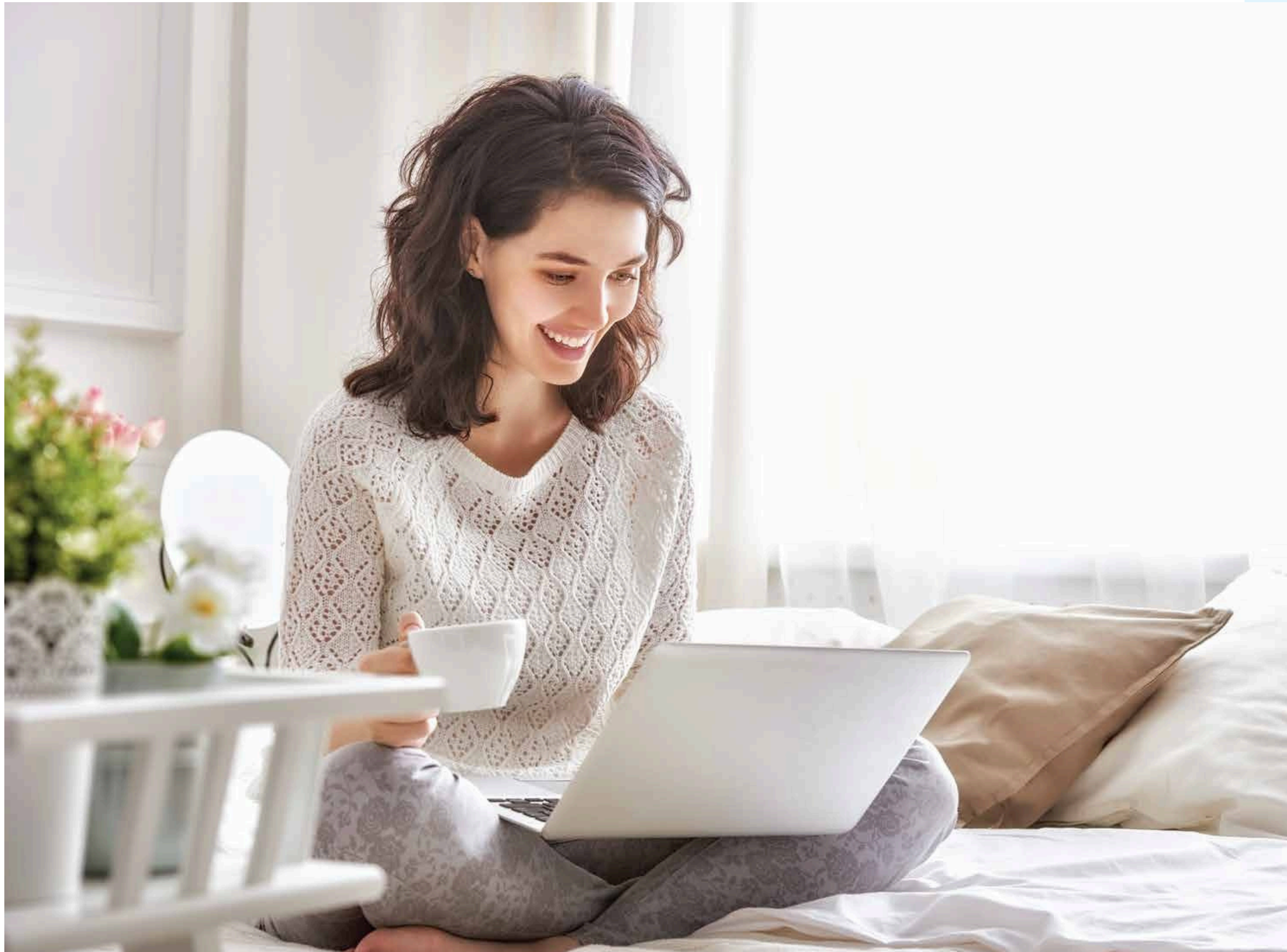




IN THE LAP OF LUXURY

Defining the royal character with a total of 5 acres project area and 72% of open space, Sumadhura Horizon lies in the lap of luxury. Luxurious G+18 floors with four high-rise towers, Sumadhura Horizon is an exclusive residential apartment which allows you to broaden your horizons with a thrill of luxury and high living.





LIVE IN THE MOMENT

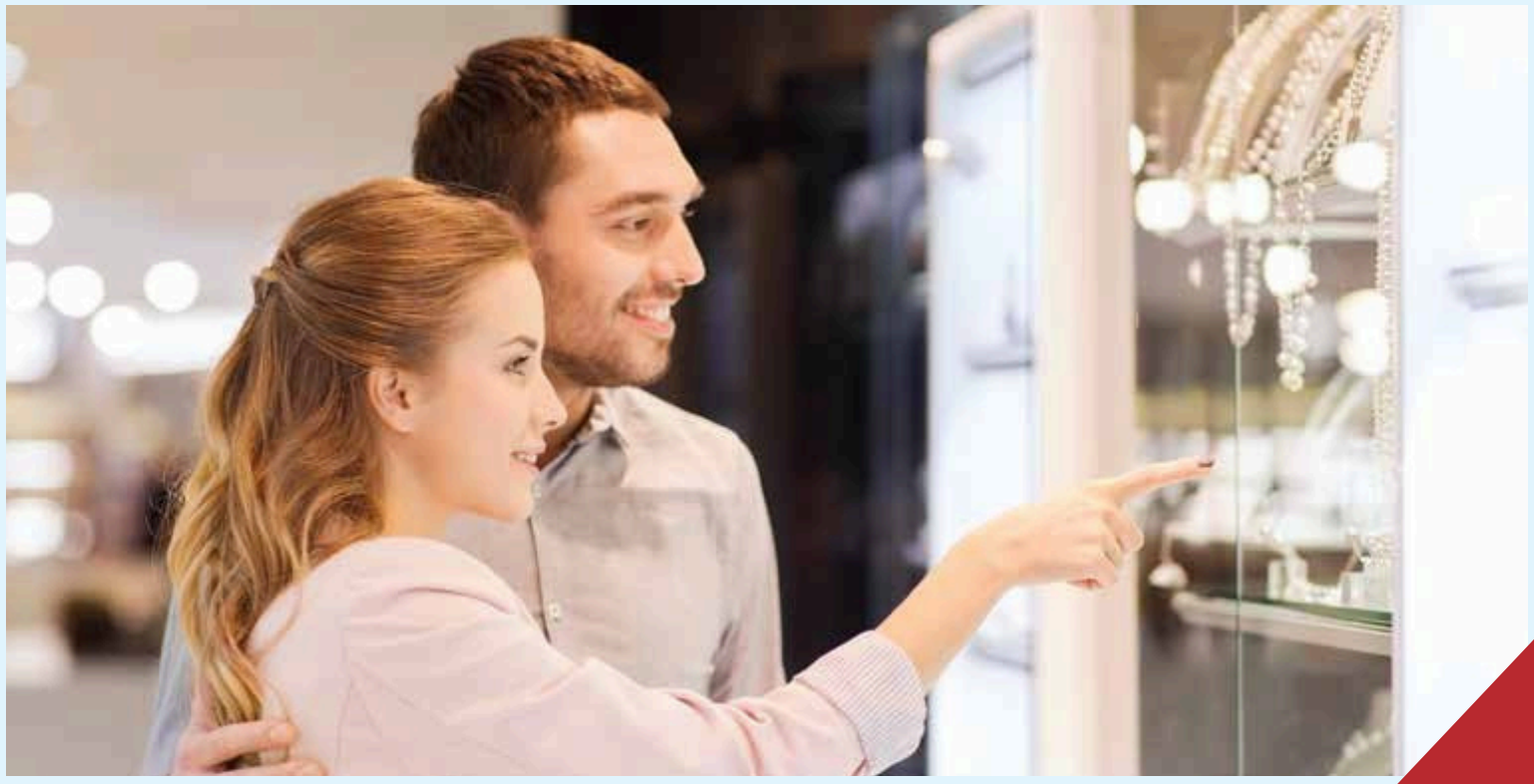
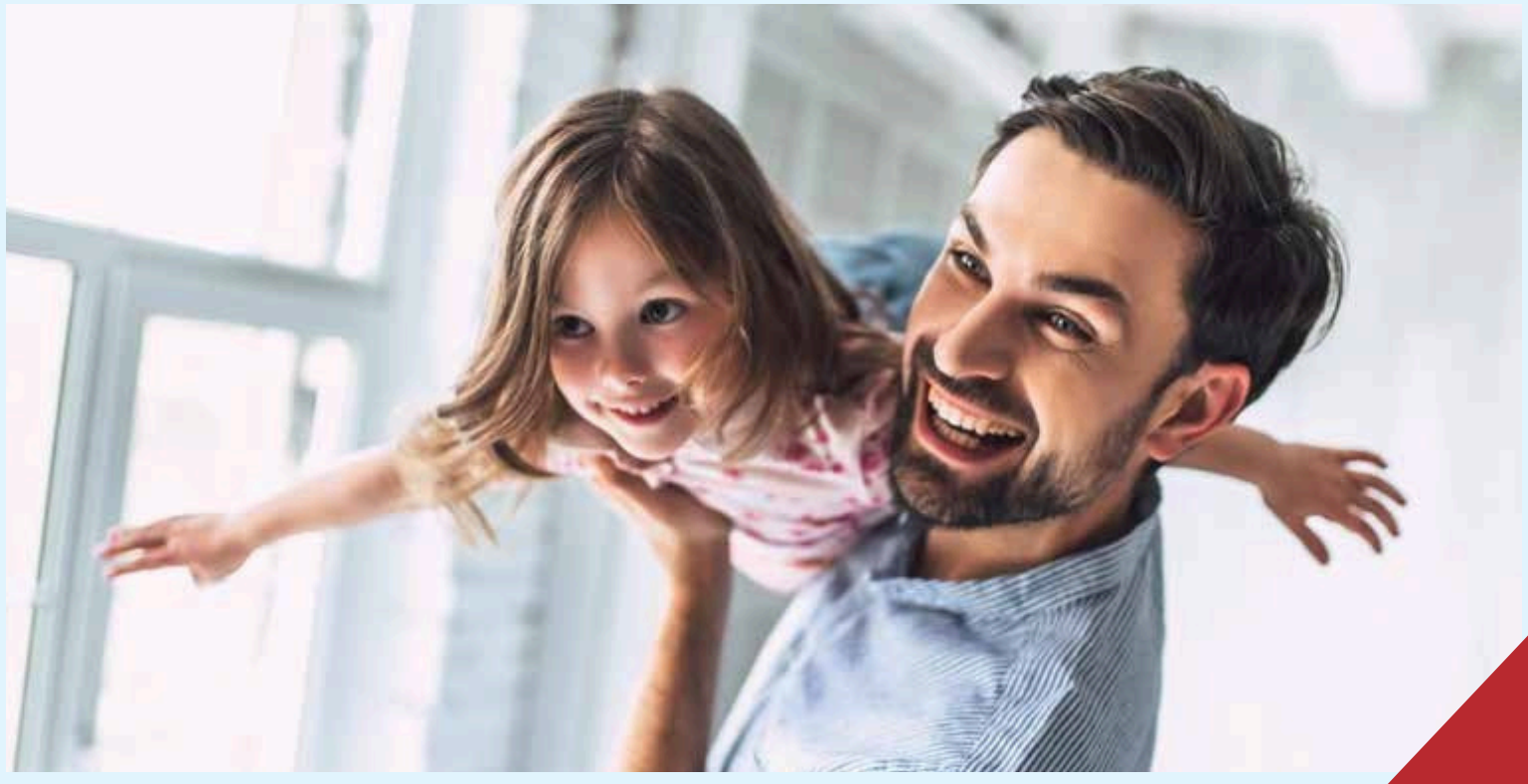
A lifestyle that dwells into a stress-free living and cherish the memories every single day. Impeccable quality, unmatched amenities and an exclusive residential space redefines the royalty in every possible way. Sumadhura Horizon is a redefined distinct royal character where one gets carried away by the royalty and live in the moment of luxury.





LIVE AESTHETICALLY

A home of your dreams and wishes. The magnificent building with a total of 486 units, aesthetically designed 2-3BHK and spacious bedrooms. A lifestyle that fulfils your thought of high-living in a luxuri- ous home. Providing the best of contemporary touch and a spectacular view of the city, Sumadhura Hori- zon is a beauty with a touch of luxury.





SUMADHURA HORIZON

An individualistic residential space which offers a lifestyle embellished with a beauty of its own. A distinct royal character dwells well into luxury, blending seamlessly and towering above the horizon of Hyderabad. Located at Kondapur, Hyderabad, Sumadhura Horizon comes with top-of-the-line specifications that include global brands and excellent amenities that align with home buyers who are looking for a life style that is cut above the rest.





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MASTER PLAN WITH LEGENDS

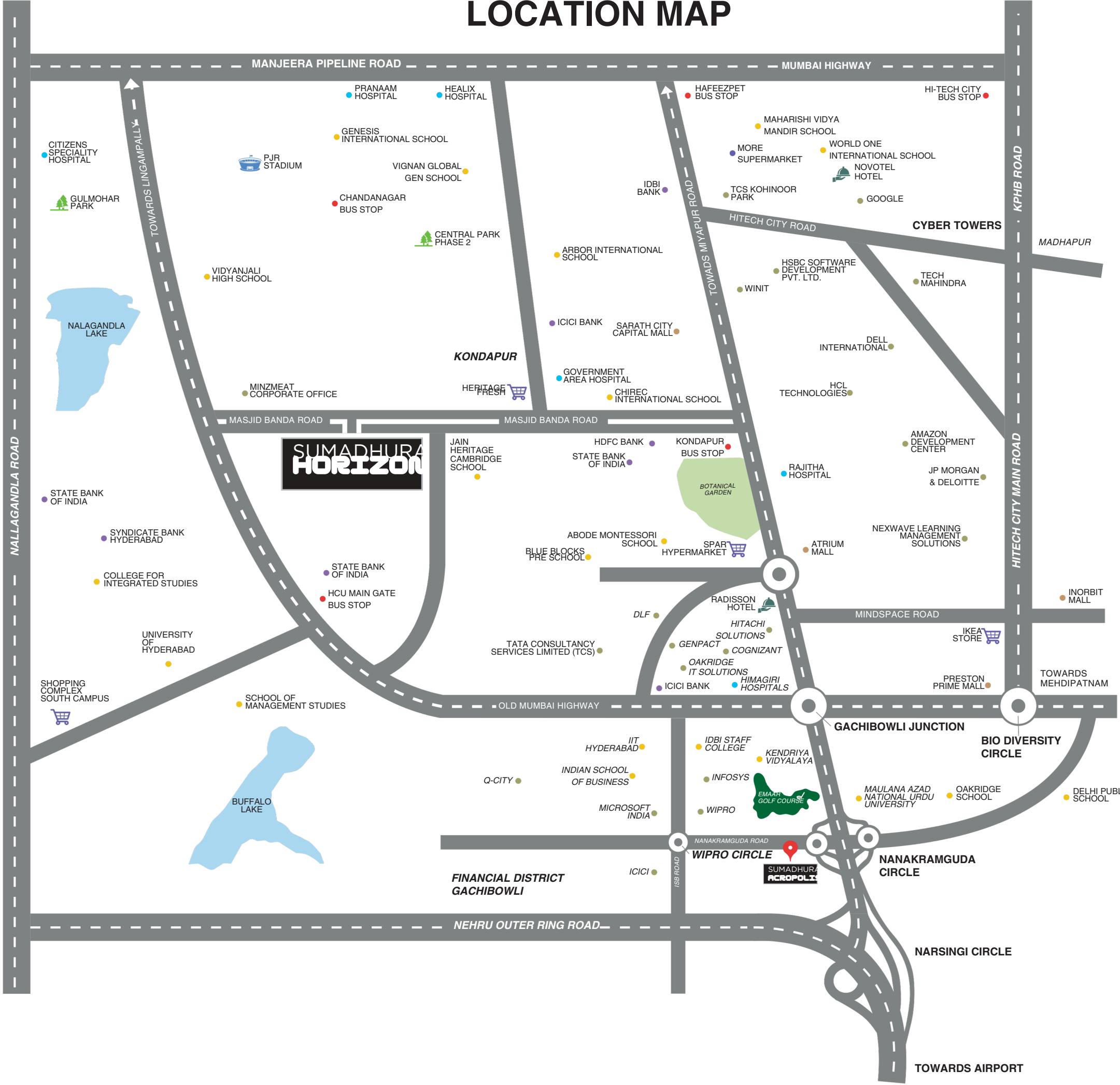
- | | |
|--|---|
| 1 Entrance plaza. | 25 Children's multi-activity fit play zone for 3-12 years (Tower 3) |
| 2 Gateway with security cabin | 26 Swings park (Tower 4) |
| 3 Bus shelter | 27 Informal gathering/party lawn |
| 4 Visitors car park. | 28 Musical garden |
| 5 Floral garden (Tower 1 & 4) | 29 Spillout multi-purpose party hall |
| 6 Sculpture plaza (Tower 1) | 30 Open air theatre |
| 7 Elders' chitchat zone (Tower 1) | 31 Stepping stone pathway |
| 8 Outdoor gym equipment (Tower 3) | 32 Multi-purpose park with seater |
| 9 Reflexology pathway (Tower 3 & 4) | 33 Pet park |
| 10 Elders' seating zone (Tower 3 & 4) | 34 Futsal |
| 11 Yoga platform (Centre) | 35 Tower lobby |
| 12 Giant chess court (Tower 1) | 36 Mini maze garden |
| 13 Aromatic garden (Tower 3) | 37 Unique tree court |
| 14 Skating rink (Tower 1 & 2) | 38 Water body |
| 15 Cycle stand (All towers) | 39. Interactive jets |
| 16 Trampoline park (Tower 2) | 40 Focal element with sculpture |
| 17 Hopscotch (Tower 1) | 41 Joging/cycling track |
| 18 Ludo court (Tower 2 & 3) | 42 Surface car parking |
| 19 Dribble court (Tower 2 & 3) | 43 Thematic sculpture court for 5-12 years |
| 20 Children's play equipment on lawn (Tower 2 & 3) | 44 Organic waste converter (OWC) Unit |
| 21 Tot-lot on EPDM flooring for 5-6 years (Tower 3) | 45 High tension (HT) Panel |
| 22 Tot-lot chalk studio for 2-5 years (Tower 3) | 46 Transformer yard |
| 23 Tot-lot EPDM flooring for 6-12 years (Tower 3) | 47 Gas bank |
| 24 Children's play theme Park for 3-12 years (Tower 2) | |

72%
OPEN SPACE

486
UNITS FACING EAST OR WEST

5.04
ACRES

LOCATION MAP



NEIGHBOURHOODS

Location:

Located at Kondapur, close to Gachibowli Financial District Hyderabad, Sumadhura Horizon boasts an enviable location. In close proximity is EMAAR Golf Course, Inorbit Mall, More Super Market, Sarath Capital Mall, Heritage Fresh, Spar Hypermarket, Atrium Mall a few minutes away. Enjoy easy connectivity with the Nehru outer ring road. It is literally a breeze to get to the international airport.

Educational Institutions:

Premier educational institutions like Oakridge International School, Gaudian School, Delhi Public School, Vidyanjali High School, Vignan Global Gen School, Genesis International School, World One International School, Maharishi Vidya Mandir School, Jain Heritage and Cambridge School are in the vicinity.

IT Tech Parks: Leading MNC and tech giants such as Google, Central Park, JP Morgan, TCS Kohinoor Park, HSBC Software Development Park, Tech Mahindra, Dell International, HCL Technologies, Amazon Development Center, Pranaam Hospital, Healix Hospital, Ranjitha Hospital, Citizen Speciality Hospital, Government Area Hospital and Novotel are close by.







BASEMENTS + STILT + 18 FLOORS

“Better the choice, best are the opportunities to lead a happy life”.





CLUB HOUSE AMENITIES

Ground floor amenities:

Adults' pool with jacuzzi • Kids' pool and deck area • Lobby/reception • Provision for department store and multi-purpose hall.

First floor amenities:

Gymnasium • Aerobics • Crèche • Indoor games.

Second floor amenities:

Indoor badminton court • Squash court • Billiards room with 1 table • Table tennis with 2 tables • AV room.

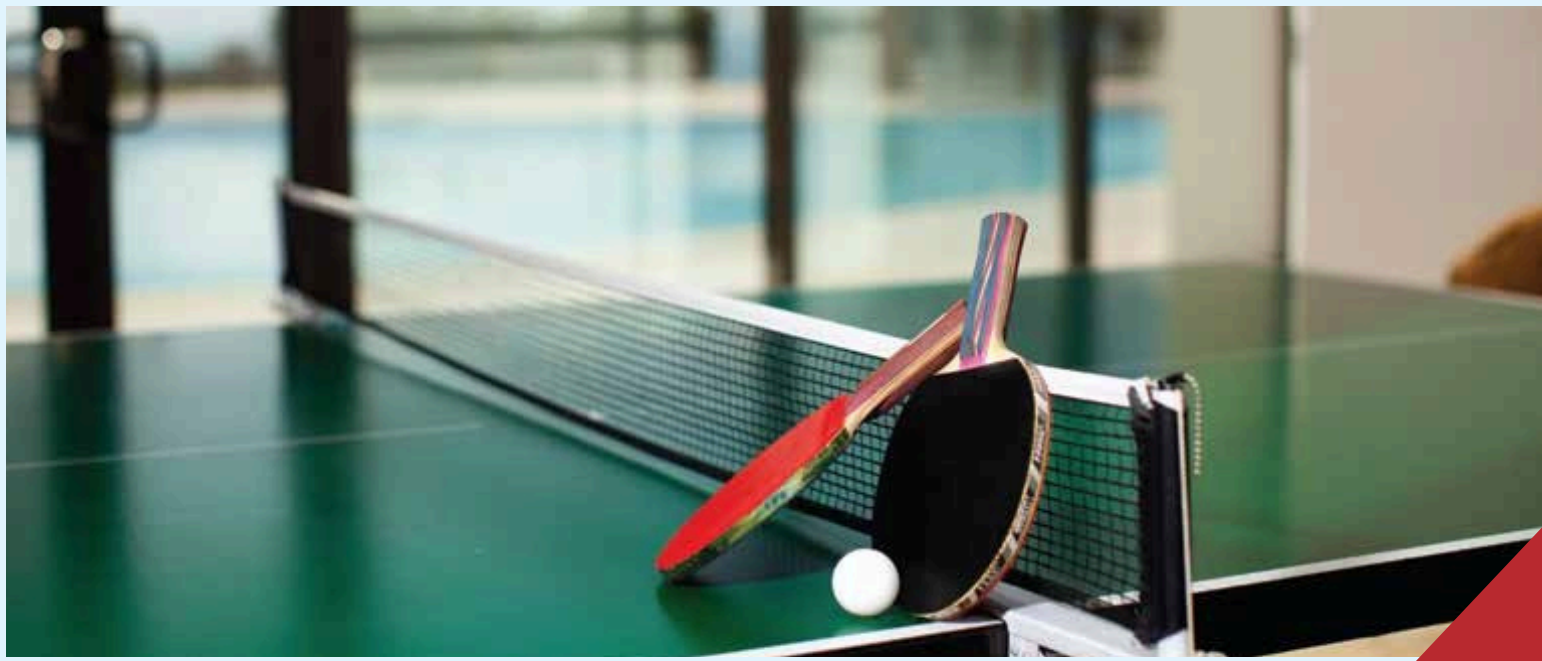
Third floor amenities:

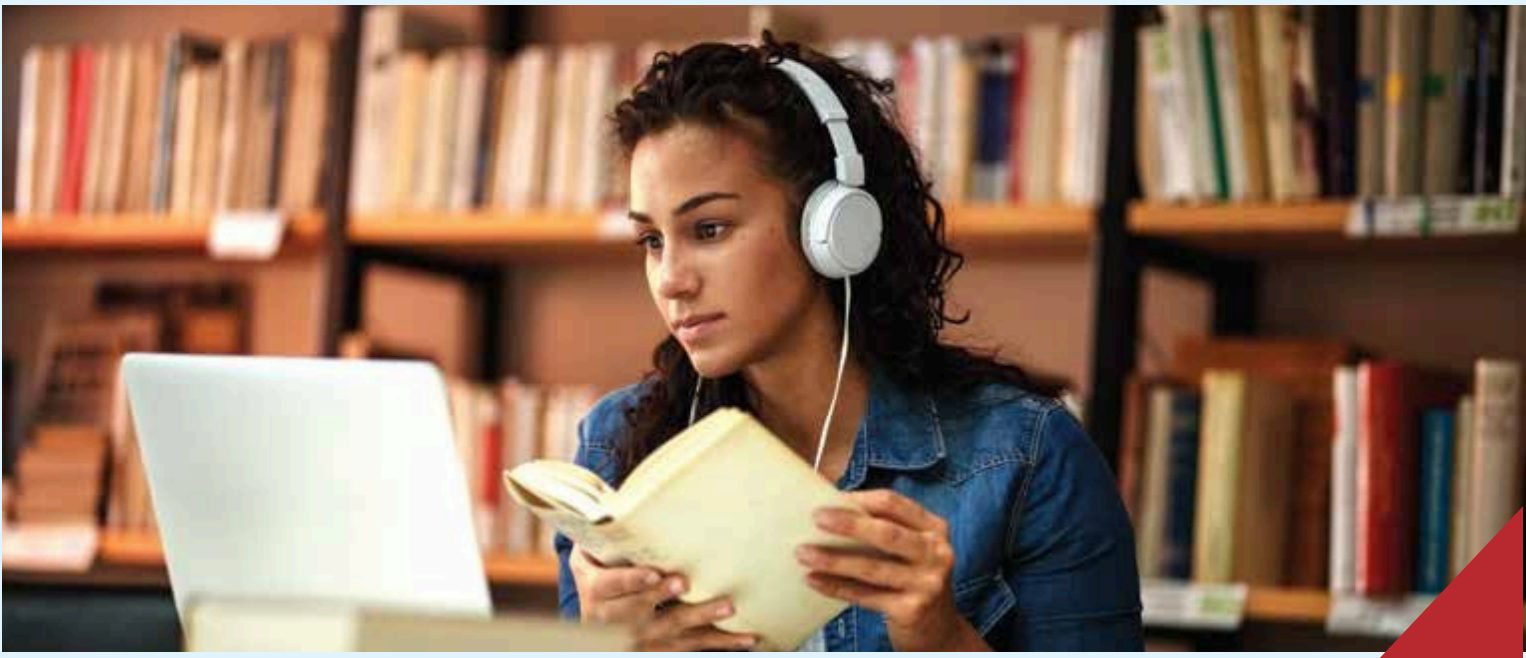
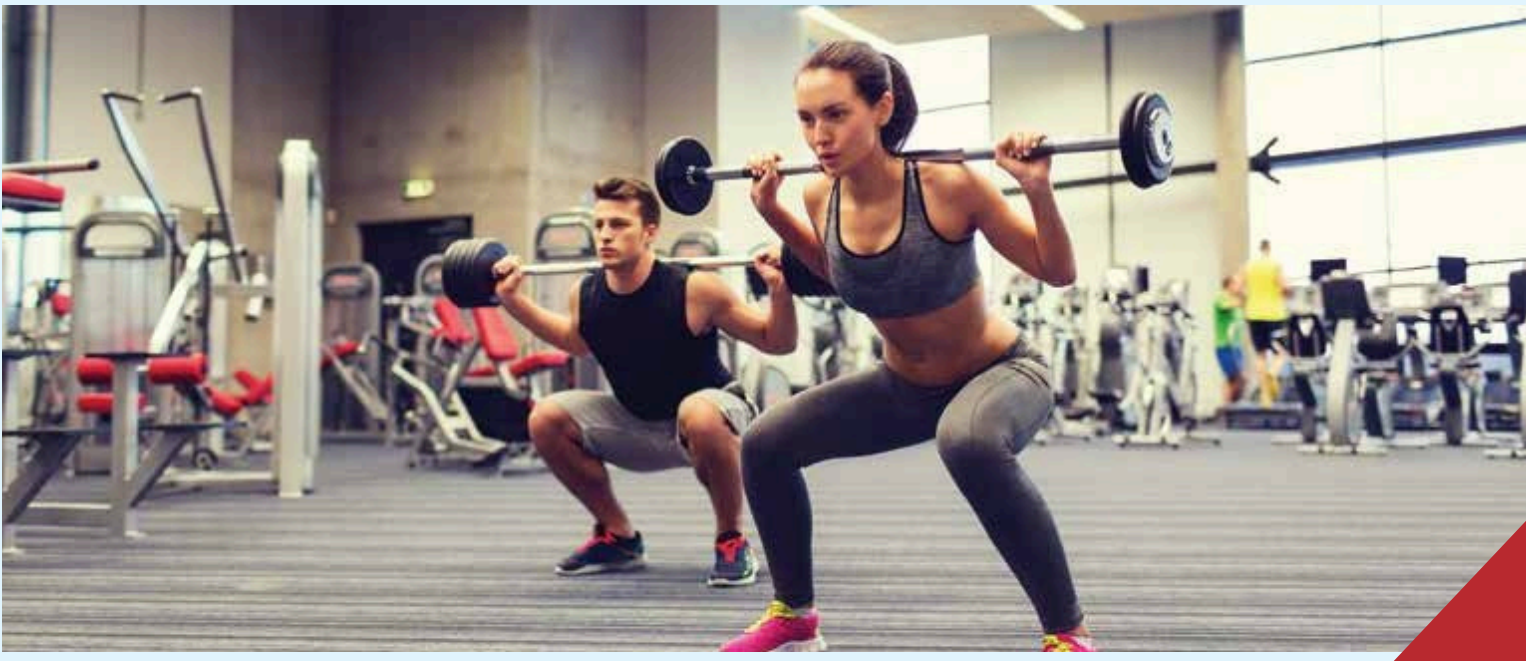
Library • Work-from-home cabins • Space for spa/saloon.

Fourth floor amenities:

4 guest rooms open to sky area • Office room for the Association.









OPEN AREA AMENITIES

ENTRANCE PLAZA

Gateway with security cabin • Bus shelter • Visitors car park • Floral garden.

ELDERS' ZONE

Outdoor gym equipment • Giant chess • Reflexology pathway and elders' park on lawn with seating.

CHILDREN'S ZONE

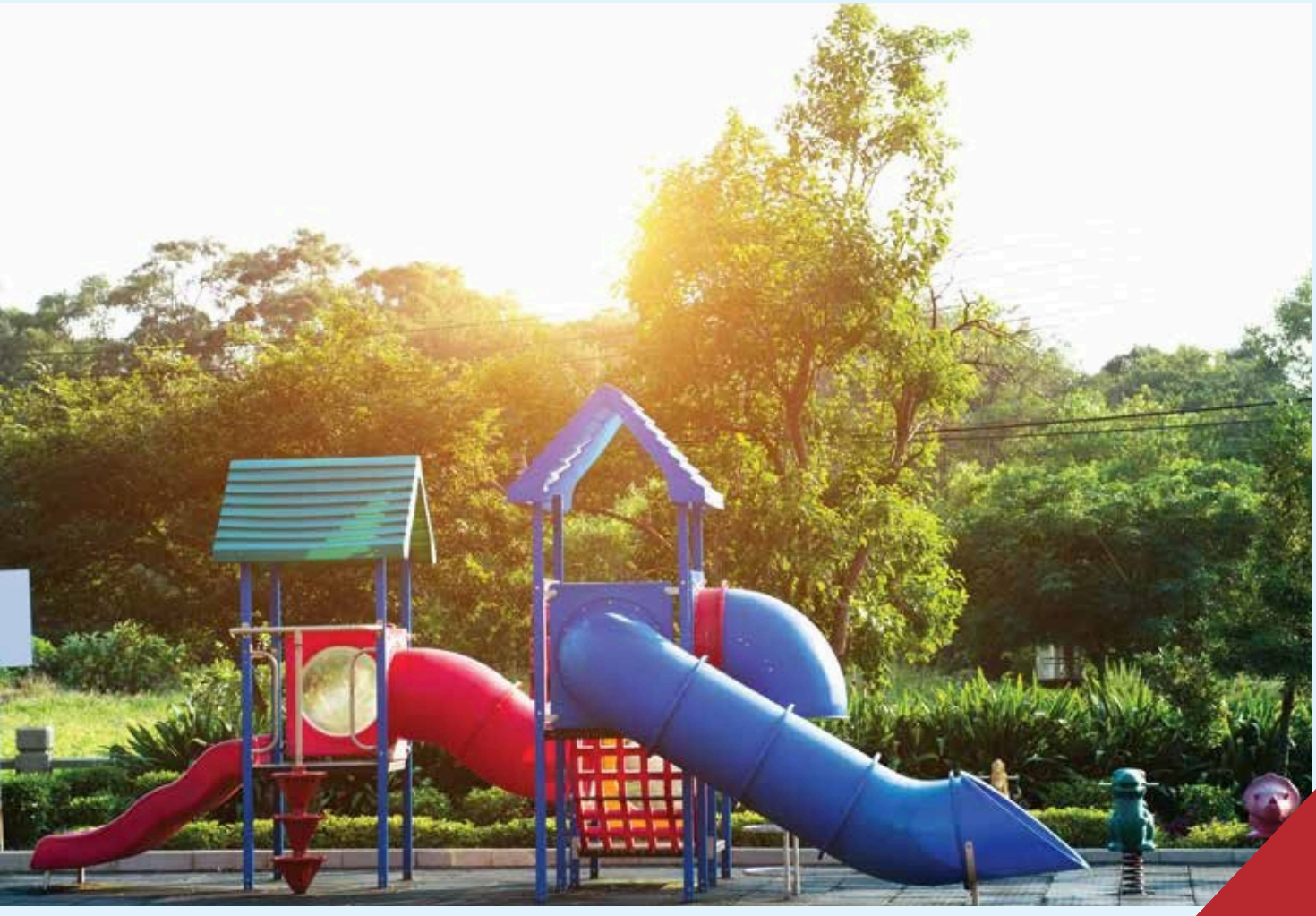
Skating rink • Tot-lot on lawn • Play equipment on lawn • Dribble court • Ludo • Play equipment on EPDM flooring • Hopscotch • Swings park.

CLUBHOUSE ZONE

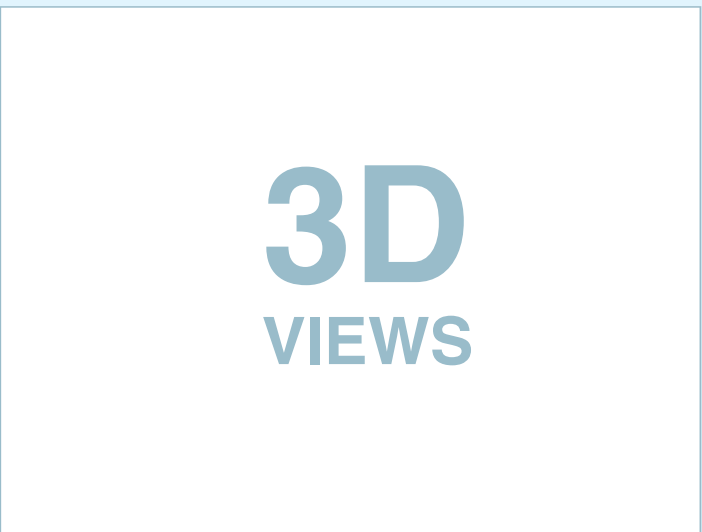
Informal gathering/party lawn • Open air theatre • Multi-purpose park with seater • Musical garden and spillout for multi-purpose hall.

OTHERS

Tower lobby • Water body • Focal element with sculpture • Jogging track • Surface car parking • Pet park.



FLAT NO		TYPE	SBUA	CARPET
			(sqft)	AREA
1021	to	3	1505	1074
1181	1022	BHK	2060	1425
to	1182	3	1325	878
1023	to	BHK	1840	1326
1183	1024	2	2000	1395
to	1184	BHK	1340	955
1025	to	3+ STUDY 3 BHK	2475	1800
1185		BHK	1720	1238
1026	to	3+ STUDY 3 BHK	2510	1826

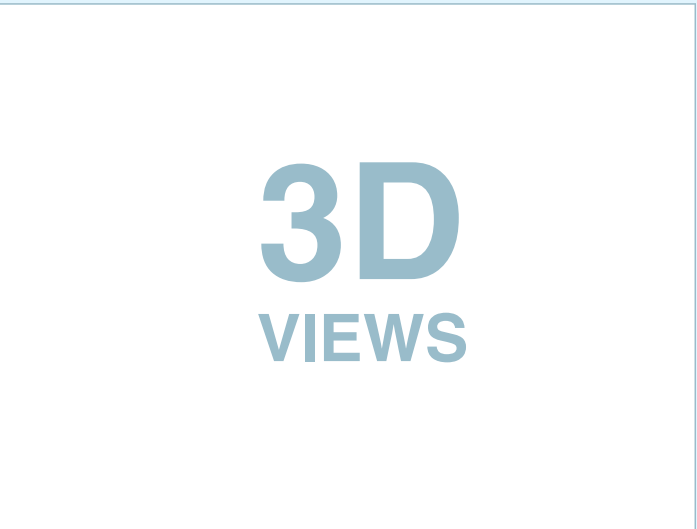




TYPICAL FLOOR PLAN - TOWER 2

FLAT NO		TYPE	SBUA (sqft)	CARPET AREA
2021	to	3	1505	1074
2181	2022	BHK	2060	1425
to	2182	3	1840	1326
2023	to	3+ STUD BHK	2710	1976
2183		3 BHK	1720	1238
2024	to	3+ STUD BHK	2475	1800

2184
2025 to
2185
2026 to
2186

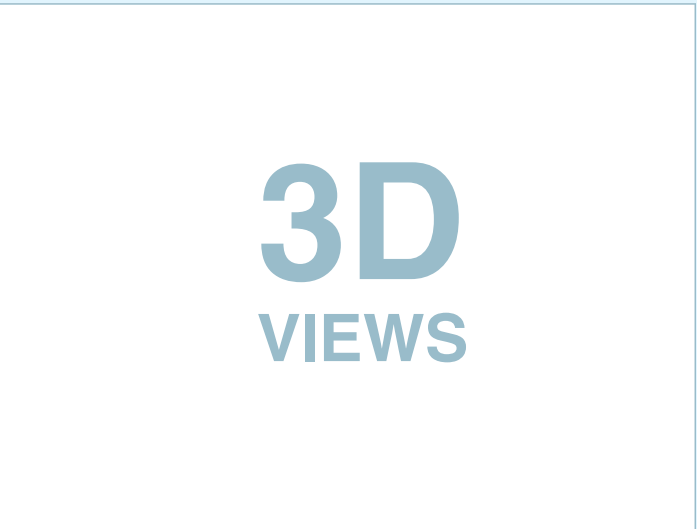




TYPICAL FLOOR PLAN - TOWER 3

FLAT NO	TYPE	SBUA (sqft)	CARPET AREA
3021 to 3181	3	1505	1074
3022 to 3182	BHK	2060	1425
3023 to 3183	3	1840	1326
3024 to 3184	BHK	2000	1395
3025 to 3185	3	1340	955
3026 to 3186	3+ STUDY BHK	2475	1800
3027 to 3187	3 BHK	1720	1238
3028 to 3188	3+ STUDY BHK	2510	1826

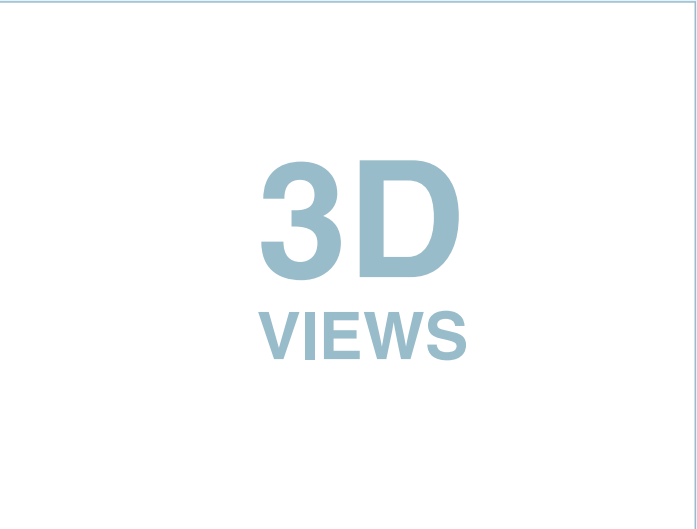
2
BHK





TYPICAL FLOOR PLAN - TOWER 4

FLAT NO		TYPE	SBUA (sqft)	CARPET AREA
4021	to	3 BHK	2060	1425
4181	4022	3+ STUDY BHK	2710	1976
to 4182		3 BHK	1990	1436
4023	to	2 BHK	1325	940
4183				
4024	to			
4184				



SPECIFICATIONS - GENERAL

STRUCTURE

RCC framed structure to withstand wind and seismic loads as per IS code with RCC walls(Shear wall technology) Solid cement concrete masonry.

DOORS

- Main doors: teak wood frame with flush shutter: 38 to 40 mm both side teak veneer with polish finish.
- Internal, toilet and utility doors: engineered hard wood frames with flush shutters 38 mm thickness with lamination on both side.

- French doors (for balconies): UPVC door system with sliding shutters and provision for mosquito mesh track.

- Windows: UPVC window system with safety MS grills and provision for mosquito mesh track.

PAINTING

- External: textured/smooth finish and two coats of exterior emulsion paint.
- Internal: smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over one coat of primer.

TELECOM / INTERNET / CABLE TV

Provision for Internet , DTH, Telephone & Intercom.

PLUMBING LINES

1. Drainage/Sewage: PVC Pipes & Fittings
2. Water supply: Internal and External CPVC or UPVC Pipes and fittings.

LIFTS

1. High speed automatic passenger lifts with automatic rescue device with granite/marble/tile cladding and one service lift (Schindler or equalent).
2. In tower 1: 4 lifts (2 + 2) of capacity 16 passengers each and 1 service lift of capacity 20 passengers.
3. In tower 2: 3 lifts (2 + 1) of capacity 16 passengers each and 1 service lift of capacity 20 passengers.

WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

1. A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose.
2. Rain water from the terrace will be collected in storage tanks and used for domestic purposes. Excess rain water and open areas will be collect- ed through rain water pipes, which will be discharged in the rain water harvesting pits to recharge the ground water.

SECURITY/BMS

1. Sophisticated round-the-clock security system.
2. Intercom facility to all apartments connecting to security rooms.
3. Surveillance cameras at the main security, entrance of each block and club house.
4. Panic button and intercom is provided in the lifts.

PARKING MANAGEMENT

1. Entire parking is well designed to suit the number of car parks required. Parking signages and equipment at required place to improve driving comfort.
2. Provision for car charging and car washing will be provided.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all flats, corridoor and base ments.
- Public address system.

LPG

- Supply of gas from centralized gas bank to all individual apartments with prepaid gas meters.

BILLING SYSTEM

- Dual source prepaid energy meter for DG power and EB power billing system.

SPECIFICATIONS - INTERIOR

FLOORING

- Ground floor lobby: Italian marble/granite/ vitrified tiles
- Staircase/corridors: vitrified tile
- Living, dining, bedrooms and kitchen: 800 x 800 mm size double charged vitrified tiles with spacer joint.
- Master bedrooms: laminated wooden flooring.
- Bathroom: anti skid/satin finish ceramic tiles with spacer joint.
- All balconies utilities: mat/anti skid ceramic tiles with spacer joint
- Basements: cement concrete flooring with trowel finish.

TILE CLADDING

- Kitchen: ceramic tiles dadoing up to 2 feet high above platform with spacer joint.
- Bathrooms: glazed ceramic tile dado up to door level with spacer joint.
- Utility: glazed ceramic tile dado upto 3 feet height with spacer joint.
- Lift Lobby: granite tiles combination flooring as per design.

HAND RAILING

- Balcony: MS railing / glass railing as per elevation.

BATHROOMS

- Sanitary fittings:
Granite counter for wash basin in master bedroom.
Wall mounted EWC with concealed flush tank/valve.
Single liver wall mixer cum shower.
Provision for geyser and exhaust fans in all bathrooms.
Sanitary: TOTO or Jaquar or Cera.
CP fittings : Grohe or Jaquar or Hindware.

ELECTRICAL

- Cables: concealed copper wiring of Havells / Polycab
- Modular switches: Schindler or Norisys make.
- Kitchen: power outlet in kitchen. Hob, chimney, refrigerators, microwave ovens, mixer provision.
- Utility: power plug for washing machine
- Toilets: power outlets for geysers and exhaust fan in all bathrooms. 6 amp socket near mirror.
- DG back-up: 100% back-up.

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LIST OF APPROVALS

List of Approvals	Sanction Authority	Current Status	Date of Approval	Approval No
AAI	Airport Authority of India (Hyderabad Airport)	Approved	22-06-2017	HYDE/SOUTH/B/061617/225784
TS RERA	Telangana State Real Estate Regulatory Authority	Approved	23-07-2019	Project Registration Number - P02400001051
SEIAA	State Level Environment Impact Assessment Authority Telangana State	Approved	26-04-2018	Order No. SEIAA/TS/OL/RRD-271/2018
HMWSSB	Hyderabad Metropolitan Water Supply and Sewerage Board	Approved	09-05-2019	FC No. C.G.M(E)/D&MC-IV/V/RC/2018-2019/261
TSPCB (CFE)	Telangana State Pollution Control Board	Approved	29-5-2019	Order No. 1950657/TSPCB/CFE/RO-RR-I/HO/2019
FIRE	Govt of Telangana State Disaster Response & Fire Services Department	Approved	19-07-2018	0003923/PROV/Rangareddy/2018 TOWER 2(NOC) - 0003930/PROV/Rangareddy/2018 TOWER 3(NOC) -
GHMC	Greater Hyderabad Municipal Corporation	Approved	27-06-2019	0003926/PROV/Rangareddy/2018 TOWER 4(NOC) - 0003928/PROV/Rangareddy/2018 1/C20/09981/2019

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CUSTOMER SPEAK

Gowtham Rallabandi - Associate Director - Cognizant Technologies, Singapore

The very first thing that impressed me about Sumadhura is the openness and transparency provided by the sales team about the project. And the second thing is that the project is strategically located and very close financial district. I did a lot of research on linkedin and also checked with my friends from Ban- galore who are residing at Sumadhura projects, the review I got from each of them was truly positive and Sumadhura has delivered them what was promised within the given timelines. These reviews made me to go ahead with Sumadhura Acropolis. I wish all the very best to Sumadhura Group in their future endeavours.

D.V.Reddy - Head HR, Neuland Pharmaceuticals

Primarily I was looking for an investment but when I came across Sumadhura Acropolis, I just realised that it is more than investment. The kind of location and facilities they are providing has truly impressed me. Also did a little research on Sumadhura projects with my friends in Bangalore and the feedback was really good and the kind of customer service that Sumadhura provides is quite impressive.

Mr.Gopinath - Lead Consultant, Wipro Technologies

I was looking for 2BHK apartment in Gachibowli, that is when I came across Sumadhura Acropolis. Really liked the amenities and the 600 acres of Golf course located exactly opposite to the project. Noth- ing is going to come around the project in the near future, so one can breathe fresh air without any pollu- tion. In the initial stage was little skeptical about Sumadhura since they are very new in Hyderabad, but after contacting my Bangalore friends regarding Sumadhura Projects all my doubts were cleared and the customer service is really good. Happy to be part of Sumadhura.

Mr.Venkat - Tech Consultant, Accenture, USA

Was looking for an investment and had few projects in my list and Sumadhura Acropolis was the last among all. Once I reached the location to visit property was amazed by the type of property as how different it from other projects and the kind of customer service provided by Sumadhura folks was really good. After doing a little background research thought to go ahead with the Acropolis and the journey has been really smooth from initial deposit to this point of time.



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COMPLETED PROJECTS



SUMADHURA SILVER RIPPLES - WHITEFIELD, BANGALORE



SUMADHURA SHIKHARAM - WHITEFIELD, BANGALORE



SUMADHURA LAKE BREEZE - WHITEFIELD, BANGALORE



SUMADHURA ESSENZA - HOSA ROAD JUNCTION, BANGALORE



SUMADHURA SOHAM - WHITEFIELD, BANGALORE



SUMADHURA PRANAVAM - WHITEFIELD, BANGALORE

ONGOING PROJECTS IN BANGALORE AND HYDERABAD



SUMADHURA ACROPOLIS - GACHIBOWLI, HYDERABAD



SUMADHURA EDEN GARDEN - WHITEFIELD, BANGALORE



SUMADHURA NANDANAM - WHITEFIELD, BANGALORE



SUMADHURA SUSHANTHAM - VIDYARANYAPURA, BANGALORE



SUMADHURA CAPITOL TOWERS - WHITEFIELD, BANGALORE



CO- LIVING PROJECTS - IN BANGALORE

TANGA DEVELOPER

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PROUD TO BE ASSOCIATED WITH SUMADHURA GROUP

It gives me an immense pleasure to be associated with a team that represents my values. A team of high vision built with sheer dedication and 20+ years of trust. Sumadhura truly believes in providing the best of urban living through their spirited attitude towards delivering the promised. They also believe in the principle that “customer satisfaction is of the utmost importance”. Handpicked locations, honest pricing, on-time delivery and impeccable quality are the four cornerstones of Sumadhura group which aligns with their thought process and vision in the real estate industry. Today they have 42 high-quality residential complexes and 3600 happy families spread across Bangalore & Hyderabad. A legacy that revolves around trust and values. I take great pleasure to be part of Sumadhura Group.

SUMADHURA, HOMES YOU DON'T WANT TO LEAVE

- M S DHONI -



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