

Sri Sai Properties — Property Catalog 2025

About Sri Sai Properties

Sri Sai Properties is a leading real estate company based in Hyderabad, Telangana. Founded in 2010 by Mr. Vara Prasad, we specialize in residential and commercial properties across prime locations in Hyderabad. Our mission is to provide quality housing at affordable prices. Contact: +91 98765 43210, Email: info@srisaiprops.com, Office: Plot 42, Financial District, Nanakramguda, Hyderabad - 500032.

Kokapet Properties

1. Sri Sai Lotus Residency — Kokapet

Premium 2BHK and 3BHK apartments in Kokapet. East-facing flats with modern amenities. 2BHK: 1200 sq.ft starting at Rs. 85 Lakhs. 3BHK: 1650 sq.ft starting at Rs. 1.2 Crores. Amenities include swimming pool, gym, children play area, club house, 24/7 security, power backup, covered parking, landscaped gardens. RERA Number: P02400005678. Possession: December 2025. Located 5 minutes from Financial District, 10 minutes from Gachibowli IT Hub.

2. Sri Sai Green Valley Villas — Kokapet

Independent villas in gated community at Kokapet. 3BHK duplex villas: 2400 sq.ft at Rs. 2.5 Crores. 4BHK triplex villas: 3200 sq.ft at Rs. 3.8 Crores. Each villa has private garden, car parking for 2 cars, modular kitchen, Italian marble flooring, VRV air conditioning. Community amenities: tennis court, jogging track, mini theater, banquet hall. RERA Number: P02400006789. Ready to move in. Only 12 villas remaining.

Narsingi Properties

3. Sri Sai Heights — Narsingi

Affordable 2BHK and 3BHK flats in Narsingi near Wipro Circle. 2BHK: 1050 sq.ft at Rs. 55 Lakhs. 3BHK: 1400 sq.ft at Rs. 72 Lakhs. Vastu compliant design. Amenities: lift, intercom, CCTV, rain water harvesting, solar water heater, earthquake resistant structure. RERA Number: P02400003456. Under construction, possession by March 2026. EMI starting at Rs. 42,000 per month. Home loan tie-up with SBI, HDFC, ICICI.

Puppalguda Properties

4. Sri Sai Royal Towers — Puppalguda

Luxury 3BHK flats in Puppalguda near Rajiv Gandhi International Airport road. 1800 sq.ft, price: Rs. 1.05 Crores. Premium location with excellent connectivity to ORR (Outer Ring Road). Features: granite countertops, wooden flooring in bedrooms, branded CP fittings (Jaquar/Kohler), double-glazed windows. RERA Number: P02400007890. Possession: June 2025. Special offer: Free modular kitchen worth Rs. 5 Lakhs for bookings before March 2025.

Tellapur Properties

5. Sri Sai Paradise — Tellapur

Budget-friendly 1BHK and 2BHK apartments in Tellapur. 1BHK: 650 sq.ft at Rs. 28 Lakhs. 2BHK: 950 sq.ft at Rs. 42 Lakhs. Ideal for first-time home buyers and IT professionals. Near proposed Metro station. Close to Nallagandla and Chandanagar markets. Amenities: security, parking, lift, generator backup. RERA Number: P02400009012. Under construction, possession by September 2026. No EMI till possession scheme available.

Open Plots & Land

6. Sri Sai Meadows — Shadnagar (Plots)

HMDA approved open plots at Shadnagar, on National Highway 44. Plot sizes: 150 sq.yards at Rs. 18 Lakhs, 200 sq.yards at Rs. 24 Lakhs, 267 sq.yards at Rs. 32 Lakhs. Clear title, all legal documents ready. Infrastructure: 30 feet and 40 feet roads, underground drainage, electricity connections, avenue plantation, community park. LP Number: LP0024000345. Near Rajiv Gandhi International Airport (15 km). Installment plan available: 50% down payment, rest in 12 monthly installments.

Commercial Properties

7. Sri Sai Business Hub — Madhapur

Commercial office spaces in the heart of Madhapur IT corridor. Office sizes from 800 sq.ft to 5000 sq.ft. Price: Rs. 8,500 per sq.ft. Pre-leased options available with 7% annual rental yield. Facilities: centralized AC, high-speed elevators, 100% power backup, food court, conference rooms, ample parking. Ideal for IT companies, startups, and co-working spaces. RERA Number: P02400004567. Ready for fit-out.

Price Summary (All Properties)

Project	Type	Size (sq.ft)	Price	Location	Status
Lotus Residency	2BHK Flat	1200	Rs. 85 Lakhs	Kokapet	Dec 2025
Lotus Residency	3BHK Flat	1650	Rs. 1.2 Cr	Kokapet	Dec 2025
Green Valley	3BHK Villa	2400	Rs. 2.5 Cr	Kokapet	Ready
Green Valley	4BHK Villa	3200	Rs. 3.8 Cr	Kokapet	Ready
Heights	2BHK Flat	1050	Rs. 55 Lakhs	Narsingi	Mar 2026
Heights	3BHK Flat	1400	Rs. 72 Lakhs	Narsingi	Mar 2026
Royal Towers	3BHK Flat	1800	Rs. 1.05 Cr	Puppalguda	Jun 2025
Paradise	1BHK Flat	650	Rs. 28 Lakhs	Tellapur	Sep 2026
Paradise	2BHK Flat	950	Rs. 42 Lakhs	Tellapur	Sep 2026
Business Hub	Office	800-5000	Rs. 8500/sqft	Madhapur	Ready

Payment Plans & Offers

1. Construction Linked Plan: 10% booking amount, rest as per construction milestones. 2. Down Payment Plan: 90% upfront — get 5% discount on total price. 3. Flexi Plan: 30% booking, 30% at slab, 40% at possession. 4. Special NRI Plan: Connect with our NRI desk at +91 40 6789 0123. 5. Current festival offer: Gold coin worth Rs. 50,000 for bookings in February 2025. 6. Referral bonus: Rs. 1 Lakh cash reward for every successful referral.

Contact Information

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