

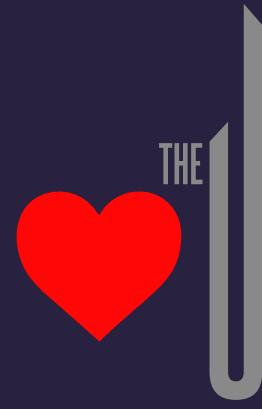
A Passionate offering by



THE OLYMPUS

LIVE EXCEPTIONALLY

TS RERA NUMBER P02400003072



When YOU set exceptional standards of perfection
that are demanding, we are inspired to go beyond and
reach for the skies.

The Olympus is your turf.

YOU MAKE IT SPECIAL.

LIVE EXCEPTIONALLY

THE
OLYMPUS



A MOTIVATION
CALLED SKY

It's time to ride the clouds.
Take in the clean, fragrant breeze.
Fill the home with laughter.
As you look up at the sky above,
remember to make the most of
every moment.

Live the sky in **YOU**



LIVE THE YOU

The Olympus is one of Hyderabad's tallest towers in the making
at the city's most happening locale, "Financial District".
These are ultra-luxe apartments that carry your aura.
Subtle yet sparkling. Just like the finest moments of your life.

THE
OLYMPUS

IT'S
ALL
ABOUT
YOU



A STYLE CALLED LIFE,
A STATEMENT CALLED YOU

You are somebody who's in charge of your tomorrow.
Someone who sets the trend for your peers and friends, your
family and your colleagues. Your persona inspires them.

Your address is an extension of your persona.
FLAUNT IT!

Y O U

STAND TALL ABOVE THE REST

Naturally, every element is in sync with the connoisseur in you. The 44-storey twin towers are comparable in design to the best in the world. And while they are enchanting from the outside, the interiors are equally well crafted with precision and magnificence.

THE
OLYMPUS





AN ADDRESS. AN IDENTITY

The Olympus is only TWO minutes away from the iconic WIPRO JUNCTION, GACHIBOWLI, in the future-perfect neighbourhood of Kokapet. So very connected. So very upscale. So very gorgeous. Drive into the doors that is the iconic address of the elite.

THE
OLYMPUS



AN ABODE OF LEISURE AND RELAXATION

Living in The Olympus is like being on top of the world. The finest architects have designed the sleek lines, minimalist sophistication and comfort levels of the twin towers. Every apartment has a view of the open greens, and the uber-chic clubhouse redefines your leisure times. With the entire IT sector at your fingertips, your work-life balance is a matter of envy!



GREEN SCAPES

YOU

OPEN UP
TO THE
INVITING
LIFE



LIFE SCAPES

The Olympus is a positive place with happy vibes. Step out to the nature, ensconced in a play of vividity of greenery and the flora. Experience an outdoor as exciting as the cozy world of indoors and let life happen engulfed in the splendor of nature's colors. Let the excitement spill over inside-out.

YOU



L A N D S C A P E S





F U N S C A P E S



SKY
ABOVE
THE
GREENS
BELOW

CENTRE
SCAPES

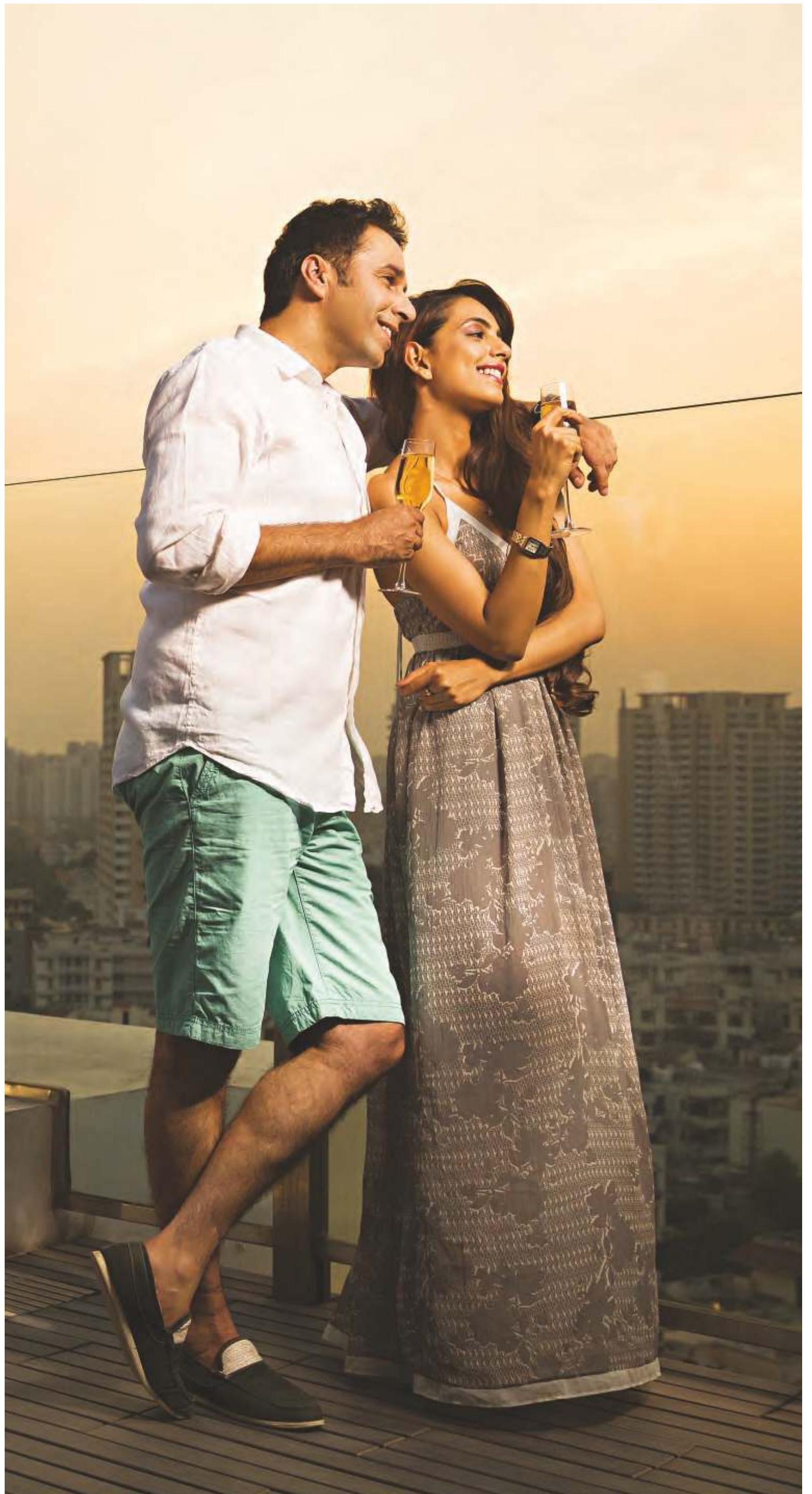
Look up to the unending skies and
look below to the endless greens.
The open-ness will overwhelm you,
setting you free.

The bounty of the greens,
is an answer to those
beautiful dreams that have been
accumulated over the years.
This is a little life's reward
that you truly deserve.



THE
OLYMPUS
LIVE EXCEPTIONALLY

BREAK
FREE
FROM
I TO 44



S K Y S C A P E S

When you live in a place that's an aspiration for the most, you will become an icon.
Break free with breathtaking views of a glittering skyline.
Enrich this iconic life with exclusivity of a towering home commanding great views,
overlooking the hub that is home to major MNC and global brands.

Y O U

VISTA
FROM
VIEW
PAVILION
(Refugee Area)

Take a view of Hyderabad's global skyline. The View Pavilion is beautifully laid out with seasonal blooms, fairy lights and charming seating area. Whether you look up to the blue or look down upon the green, the luxury of your home is enhanced by the bounty of nature.



BEST
TIME
FAMILY
TIME

LIVE BEAUTIFUL

Live a life that creates room for cozy and comfortable living. Leave traffic jams and urban chaos behind. You don't need to worry about security and maintenance, you are not meant for the mundane. Make this suave, contemporary and classy world your own.



MEETING
GROUNDS
FOR
THE ELITE



CLUBHOUSE
AMENITIES

Anchor Store

Multipurpose Halls

Co-working Spaces

Sports Bar

Mini Theatre

Art Studio / Gallery

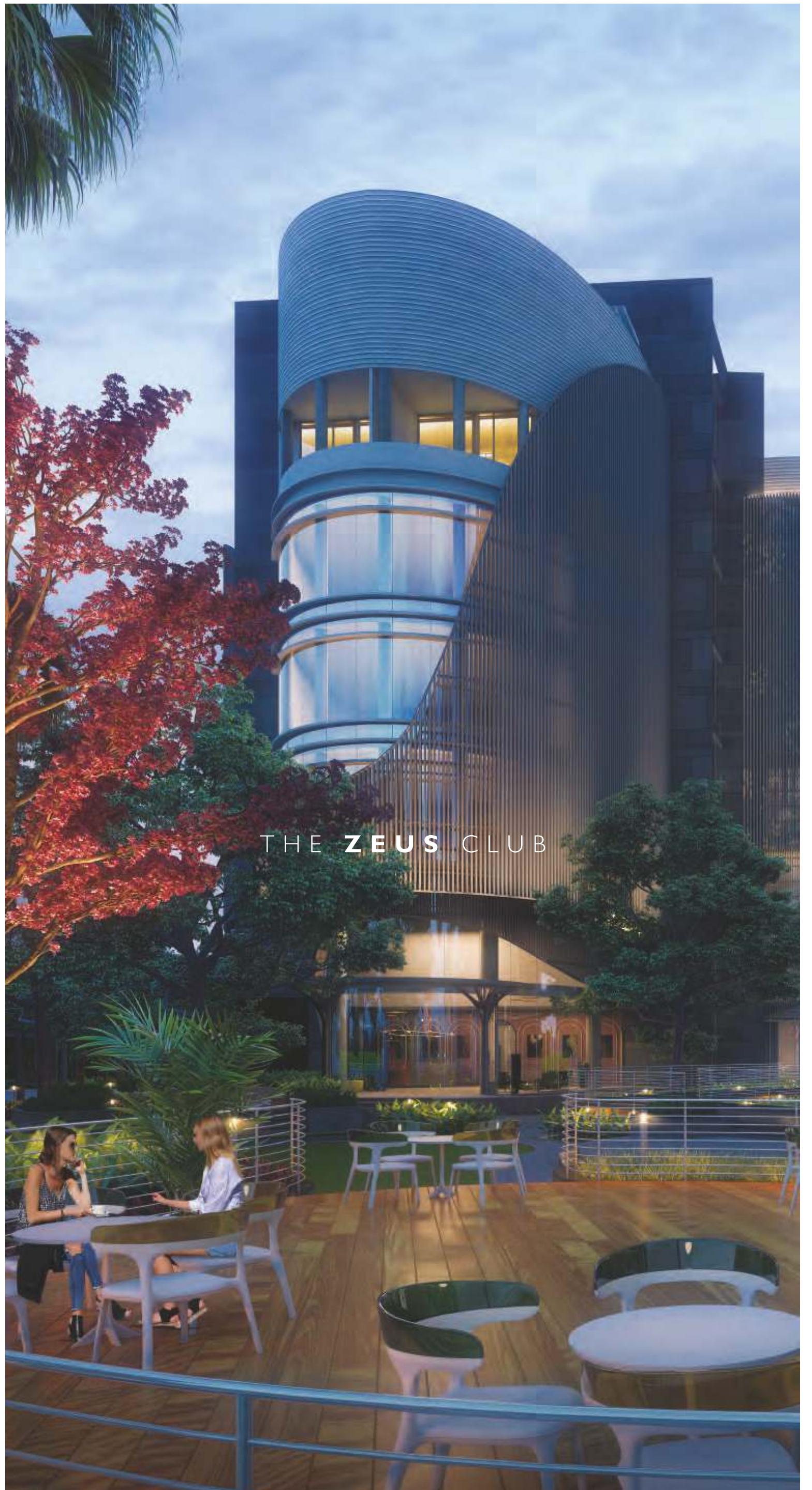
Café & Library

Crèche

Medical Room

Guest Rooms

BBQ Terrace



Y
O
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REFUEL
RECHARGE
AND
REVIVE

The Clubhouse at Olympus, is the house of life and laughter. Conceived by renowned architects and designers as a holiday retreat, the clubhouse is featured by its three wings of designated activities connected by a common core that encourage interactions, family and social bondings and yet have adequate privacy for all.



YOU



P A M P E R





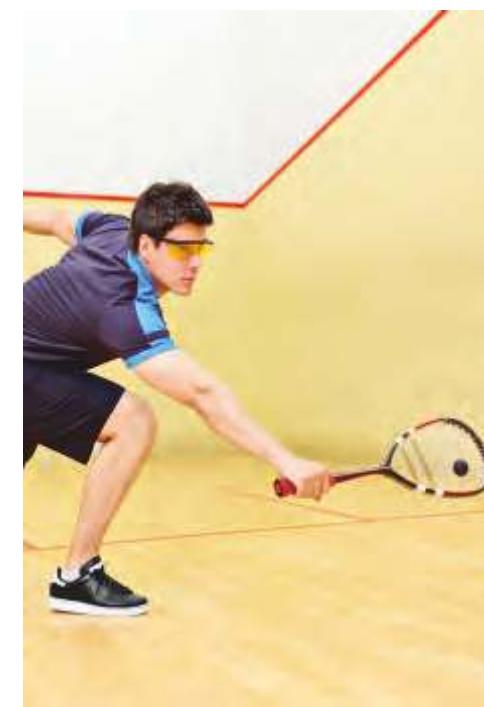
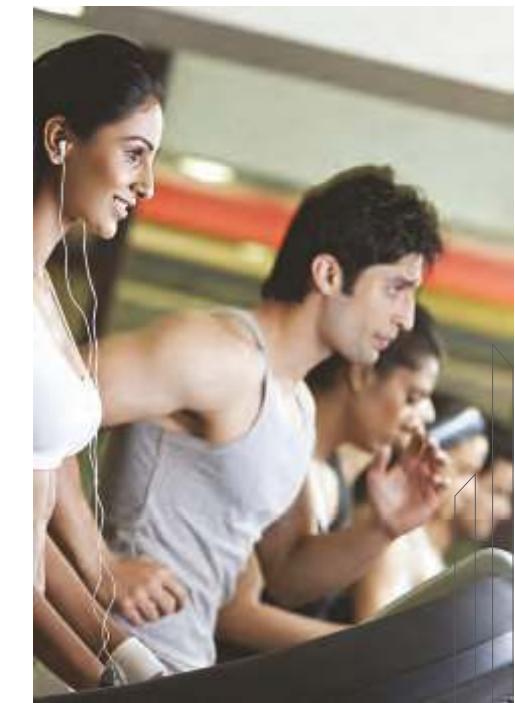
REJUVENATE

That's the Clubhouse we're talking about!

One look at the facade and you can expect the most upscale features inside. From an oh-so-stylish lounge to the sparkling blue pool, from the well-equipped gym to the premium spa, from indoor games to outdoor sports...

the Zeus club is a blend of style and substance.

See you there!



RELAX

Gym

Crossfit

Squash Court

Air Hockey

Badminton Court

Billiards

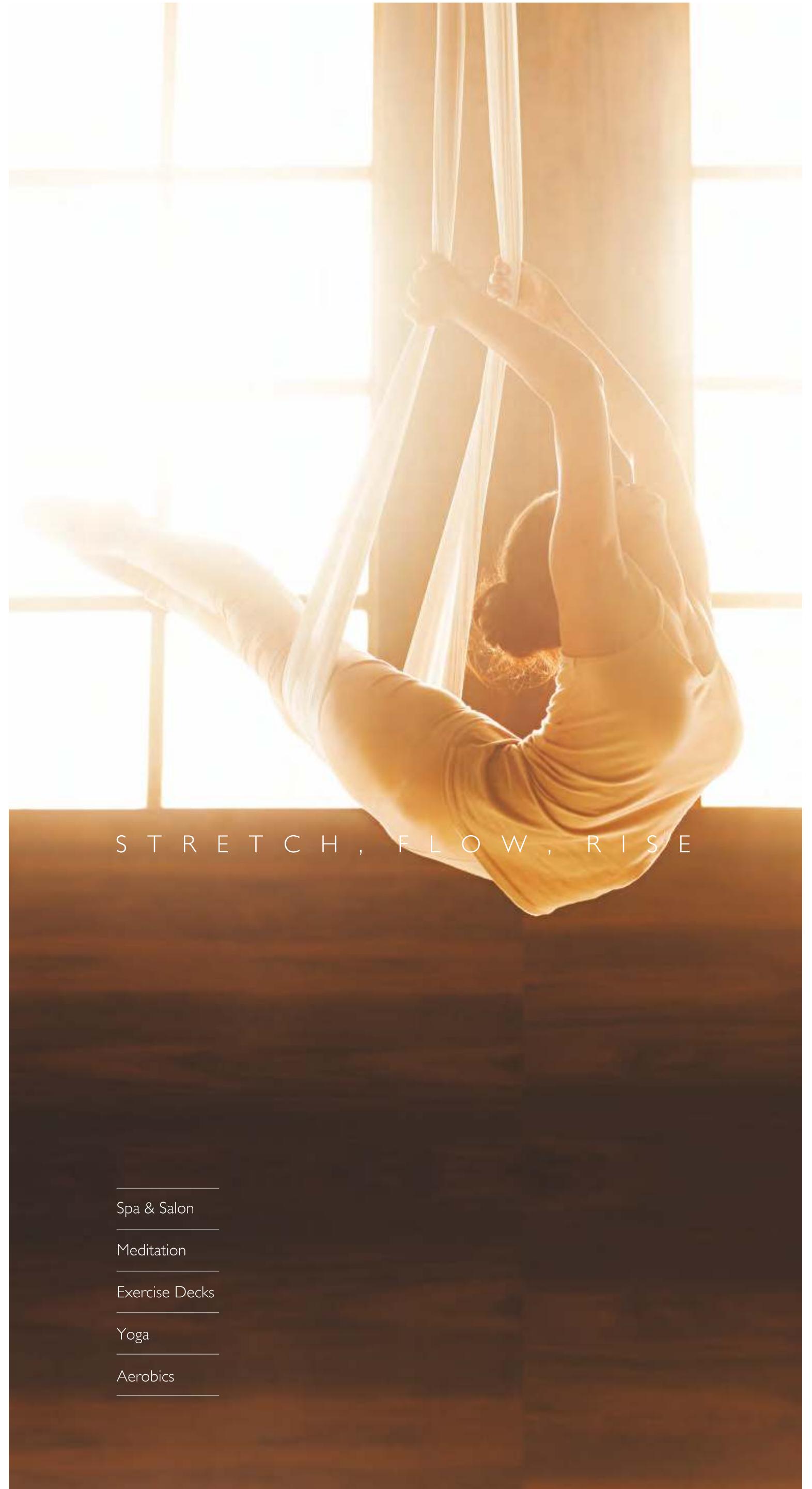
Table Tennis

Foosball

Video and Board Games

Card Room

YOU



S T R E T C H , F L O W , R I S E

Spa & Salon

Meditation

Exercise Decks

Yoga

Aerobics



IT'S
TIME
TO
BE
FIT

Y O U



TERRACE
SWIMMING POOL



- Outdoor fitness station
- Cricket Pitch with Net
- Half Basketball Court
- Senior Gathering Area
- Walking / Jogging Trail
- Children Play Area

DIVE
IN
AIM
UP

Y
O
U



IT'S JUST FOR YOU

SUMADHURA
ACROPOLIS

ACROPOLIS

B E
T H E
C E N T R E

MINUTES TO EVERYTHING



5
(MIN)

Apple India
Shri Ram Intl. School
Wipro
Capgemini
Ratnadeep
Continental Hospitals



10
(MIN)

Oakridge School
Indian School of Business
Microsoft India
Delhi Public School
Infosys



15
(MIN)

Spencer's Super Market
Future Kids School
Himagiri Hospitals
Ambicare Hospitals
Deloitte



20
(MIN)

Orion Villas
Rockwell Intl. School
Inorbit Mall

DISTANCES FROM SITE



OFFICES

Accenture - 50 Mtrs
Apple India - 50 Mtrs
Amazon - 100 Mtrs
Google - 100 Mtrs
Deloitte Towers - 400 Mtrs
Sohini Techpark - 450 Mtrs
Wipro - 800 Mtrs
Nvidia - 800 Mtrs
Capgemini - 1 Km
Cyient - 1 Km
Honeywell - 1 Km
CA Technologies - 1.5 Kms
Microsoft India - 1.5 Kms
Infosys - 1.5 Kms



SCHOOLS

Sri Ram Universal School - 200 Mtrs
Oakridge School - 1.9 Kms
Future Kids School - 2 Kms
Delhi Public School - 2.5 Kms
Indian School of Business - 2.6 Kms
IIIT Hyderabad - 4 Kms
Rockwell International School - 7.3 Kms



BANKS

ICICI Bank - 400 Mtrs
SBI Bank - 400 Mtrs
HDFC Bank - 1.5 Kms
Axis Bank - 1.5 Kms
Kotak Bank - 1.5 Kms



SHOPPING MALLS

Orion Villas - 4 Kms
Spencer's Super Market - 4.6 Kms
IKEA - 6 Kms
Inorbit Mall - 7.3 Kms



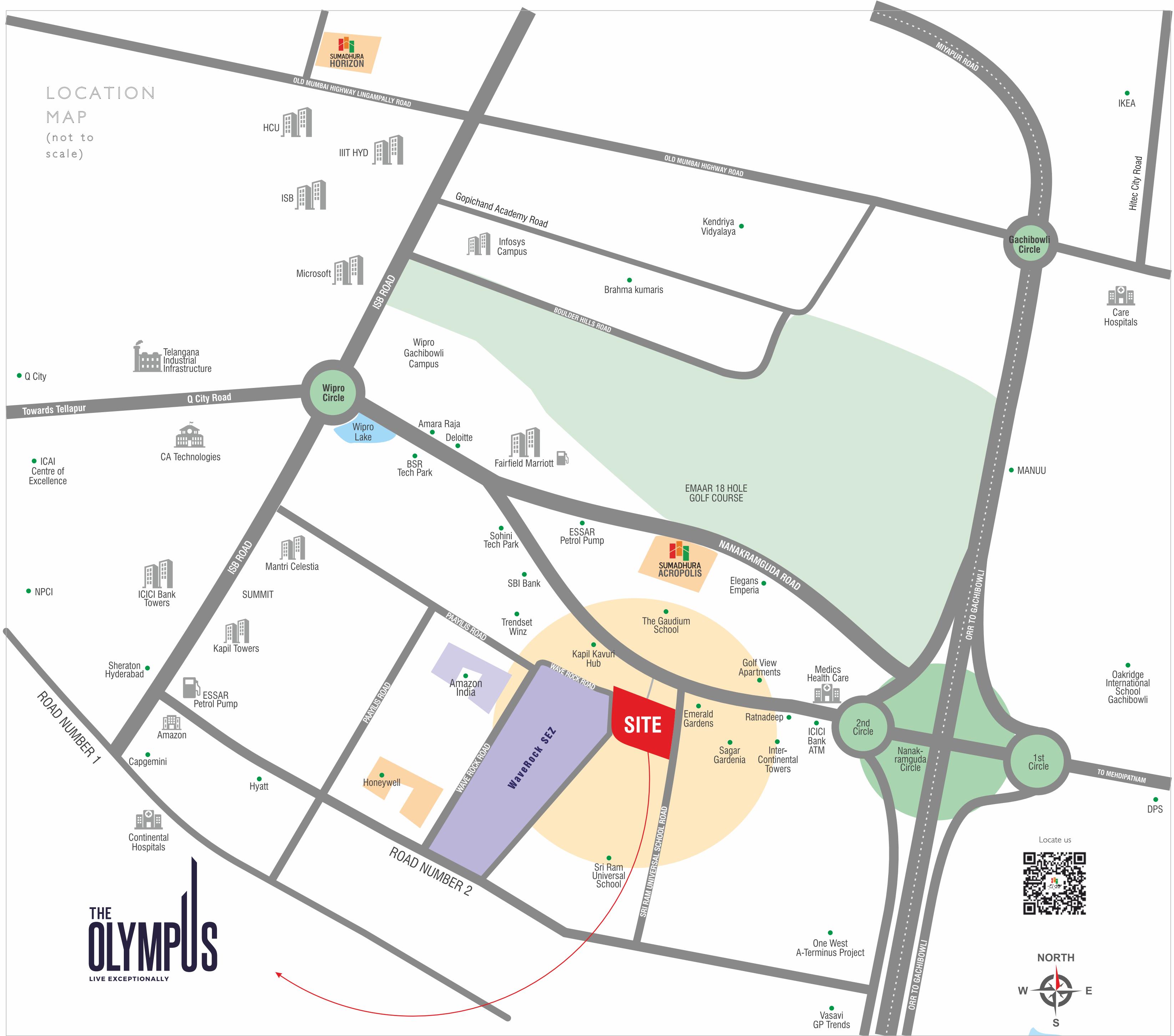
HOSPITALS

Continental Hospitals - 1.9 Kms
Care Hospitals - 3.9 Kms
Himagiri Hospitals - 4.6 Kms
AIG Hospitals - 4.7 Kms
KIMS Kondapur - 8 Kms
Apollo Hospitals - 8 Kms

Y O U

LOCATION

MAP (not to scale)





COME
HOME
TO
OLYMPUS

2
TOWERS

44
FLOORS

5.06
ACRES

854
UNITS

LIVE THE YOU





SITE
LAYOUT
TOP
VIEW



THE
OLYMPUS

FACILITIES OVERVIEW



LEGEND

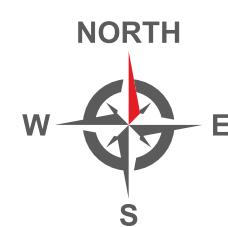
- 01 Entry / Exit Portal 1
- 02 Entry Focal Element
- 03 Ramp from Basement I to Stilt
- 04 Ramp from Stilt to Basement I
- 05 Busbay
- 06 Seating Alcove
- 07 Party Lawn / Event Field
- 08 Clubhouse
- 09 Clubhouse Spill-Over Lawn
- 10 Broadwalk
- 11 Amphitheater Stage
- 12 Amphitheater
- 13 Open Lawn
- 14 Raised Deck
- 15 Cascading Water Feature
- 16 Drop-Off Area
- 17 Round-About Island
- 18 Planting
- 19 Cricket Pitch
- 20 Grass Paved Area
- 21 Cycle Parking
- 22 Jogging Track
- 23 Entry / Exit Portal 2
- 24 Pedestrian Walkway / Adventure Trail
- 25 Sand Pit
- 26 Kid's Play Area 1
- 27 Kid's Play Area 2
- 28 Sit-Out Court
- 29 Skating Rink
- 30 Half Basketball Court
- 31 Pet's Park
- 32 Taxi Bay
- 33 Seniors Gathering Area
- 34 Tower-A Entrance Lobby
- 35 Tower-B Entrance Lobby

AMENITIES IN STILT AREA

- 01 Youth Corner
- 02 Outdoor Fitness Station
- 03 Kids Library
- 04 Indoor Kids Play Area

SERVICES

- 01 Vent Cut-Outs
- 02 Transformer Yard
- 03 OWC (Within Basement I)
- 04 Transformer Yard/OWC

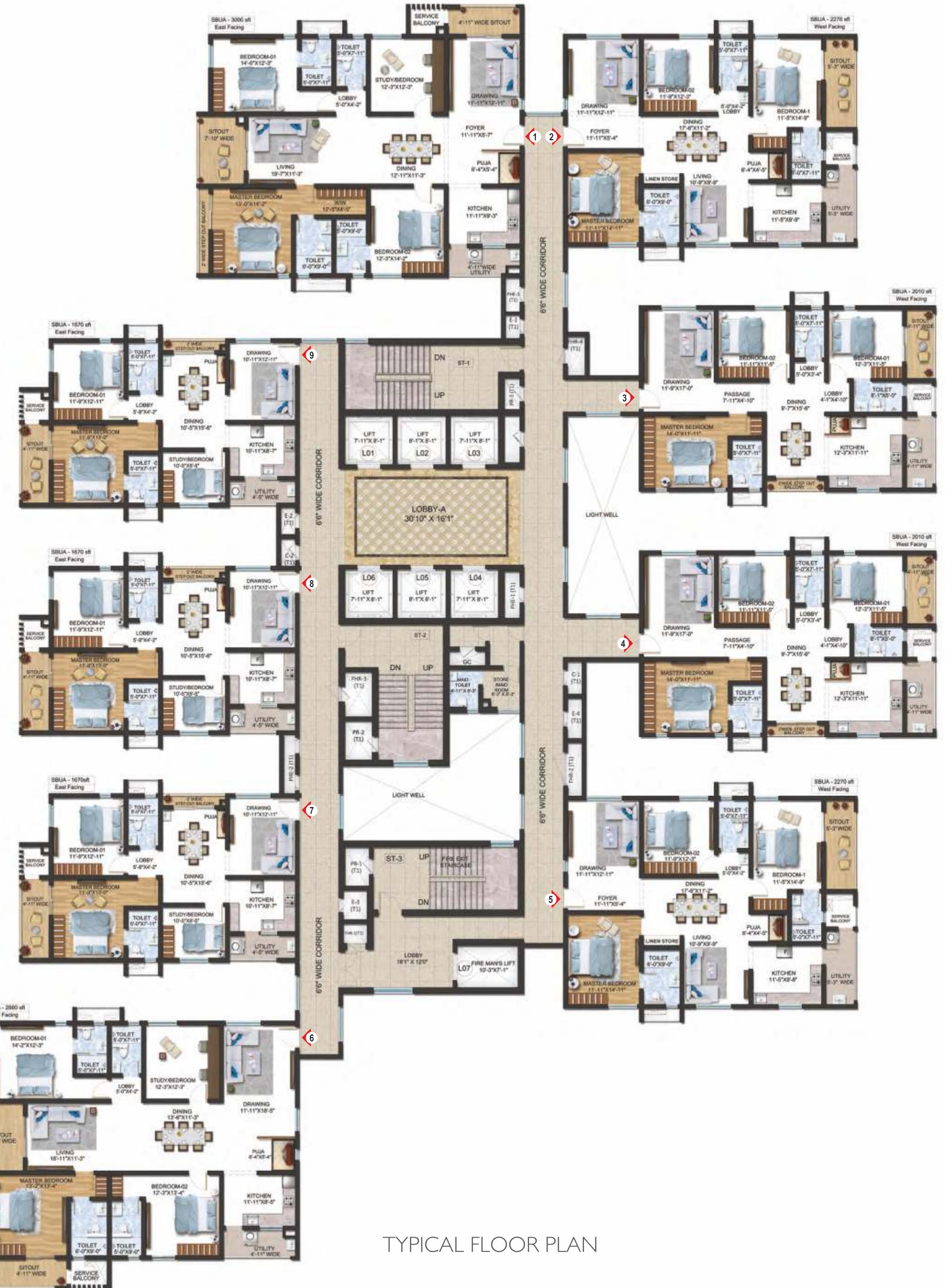
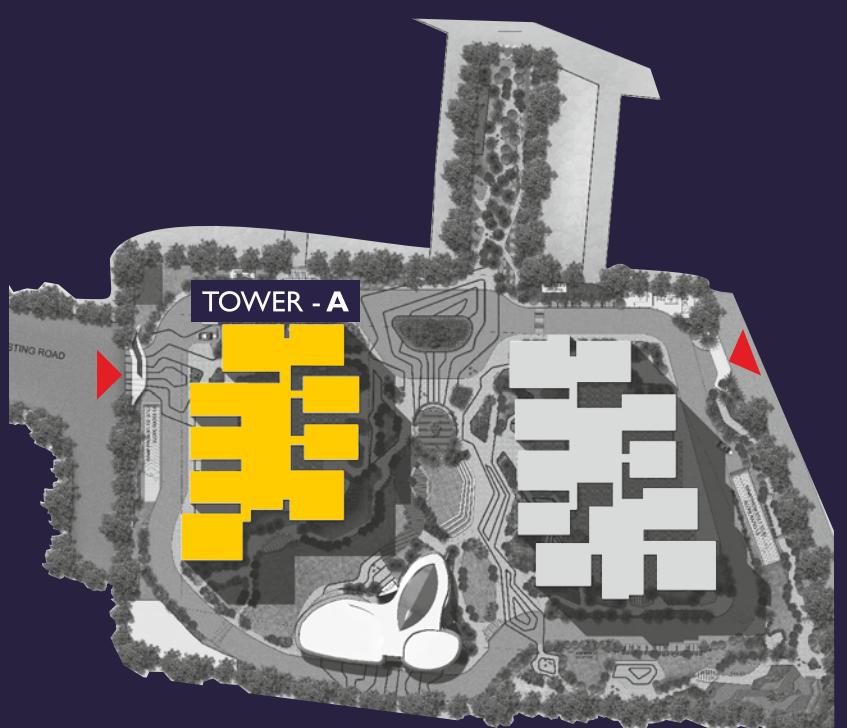


A TOWER

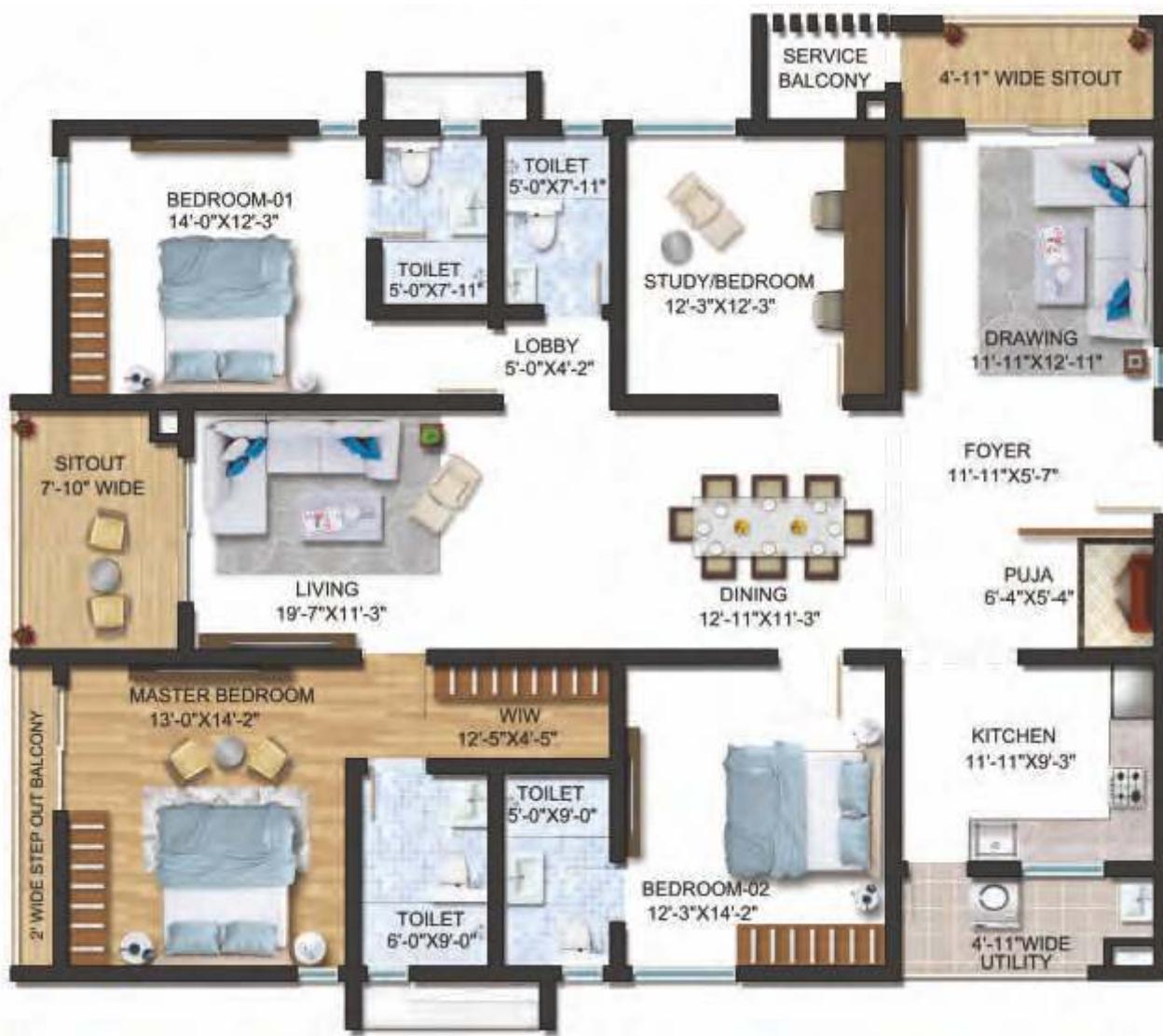
1670
TO
3000 SFT

AREA STATEMENT

FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
1 - 3.5 BHK	EAST	2135	3000
2 - 3 BHK	WEST	1595	2270
3 - 3BHK	WEST	1411	2010
4 - 3BHK	WEST	1411	2010
5 - 3 BHK	WEST	1595	2270
6 - 3.5 BHK	EAST	2045	2880
7 - 3 BHK	EAST	1160	1670
8 - 3 BHK	EAST	1160	1670
9 - 3 BHK	EAST	1160	1670



TYPICAL FLOOR PLAN



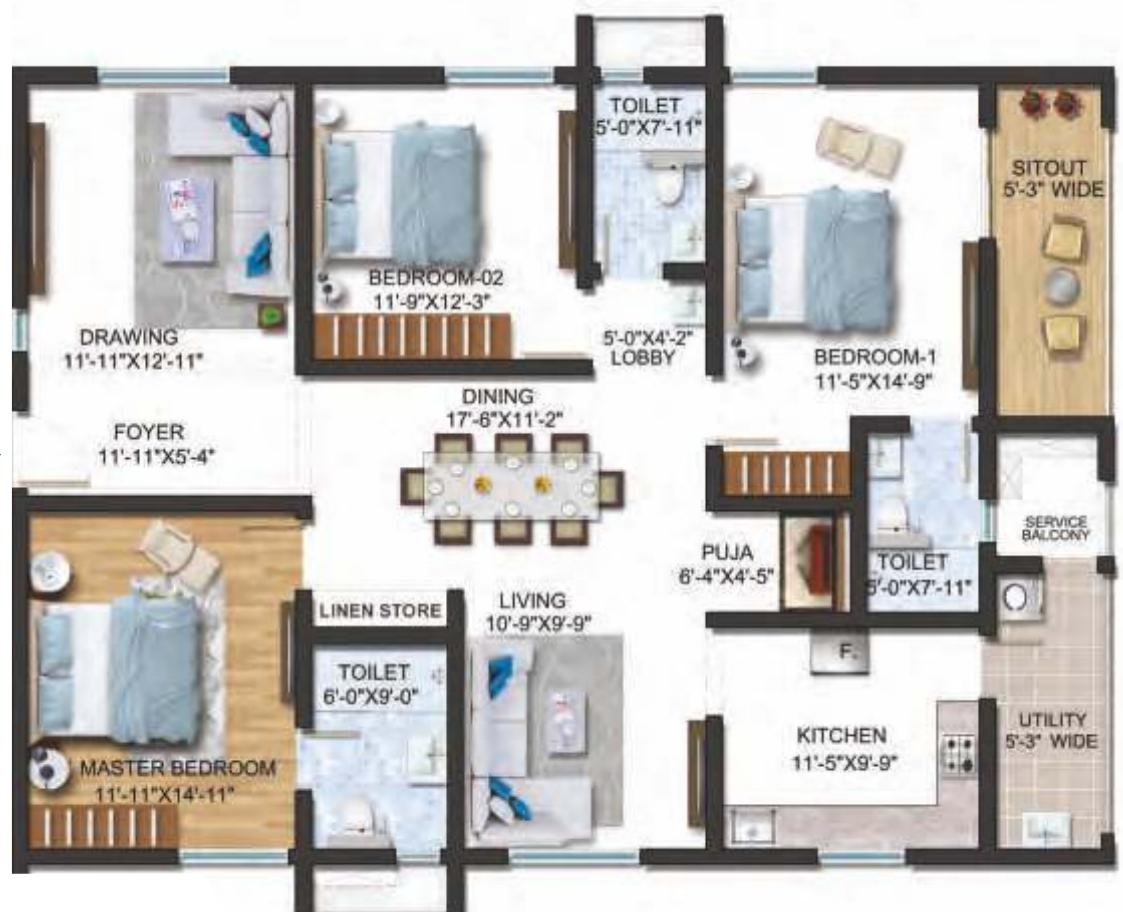
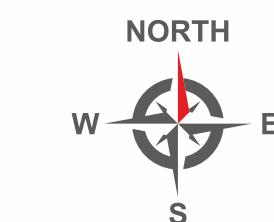
FLAT NO. 1

EAST FACING | 3.5 BHK | SBUA - 3000 SQ.FT



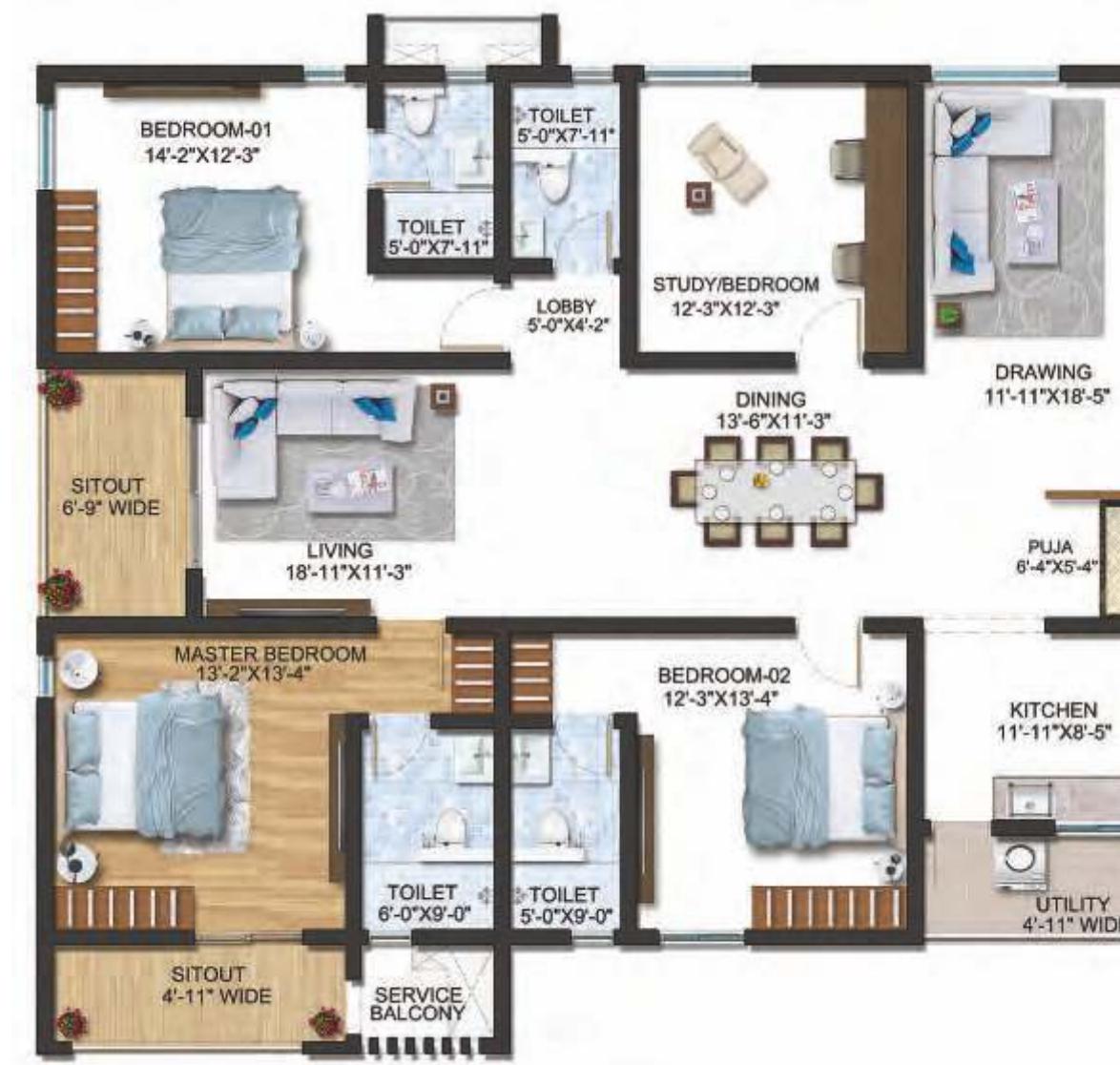
FLAT No. 3 & 4

WEST FACING | 3 BHK | SBUA - 2010 SQ.FT



FLAT No. 2 & 5

WEST FACING | 3 BHK | SBUA - 2270 SQ.FT



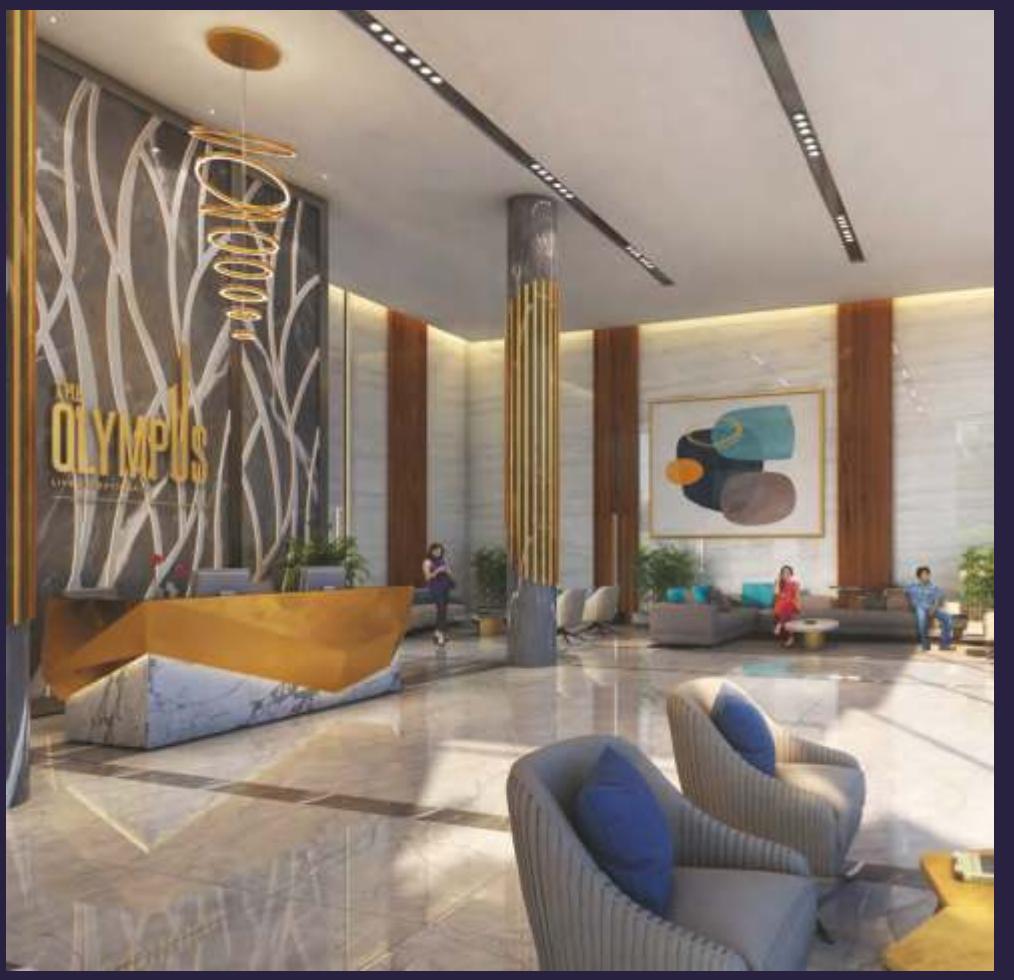
FLAT No. 6

EAST FACING | 3.5 BHK | SBUA - 2880 SQ.FT



FLAT No. 7,8 & 9

EAST FACING | 3 BHK | SBUA - 1670 SQ.FT



GRAND LOBBIES



THE OLYMPUS



TYPICAL FLOOR PLAN

BTOWER

1670
TO
000 SFT

AREA STATEMENT

FLAT NO	FACING	CARPET AREA (in Sq.ft.)	SBUA (in Sq.ft.)
I - 3.5 BHK	EAST	2135	3000
2 - 3 BHK	WEST	1595	2270
3 - 3 BHK	WEST	1411	2010
4 - 3 BHK	WEST	1411	2010
5 - 3 BHK	WEST	1595	2270
6 - 3.5 BHK	WEST	2045	2880
7 - 3 BHK	NORTH	1421	2020
8 - 3 BHK	EAST	1635	2320
9 - 3 BHK	EAST	1160	1670
10 - 3 BHK	EAST	1595	2270
11 - 3 BHK	EAST	1595	2270

NORTH





FLAT No. 1

EAST FACING | 3.5 BHK | SBUA - 3000 SQ.FT



FLAT No. 3 & 4

WEST FACING | 3 BHK | SBUA - 2010 SQ.FT



FLAT No. 2 & 5

WEST FACING | 3 BHK | SBUA - 2270 SQ.FT



FLAT No. 6

WEST FACING | 3 BHK | SBUA - 2880 SQ.FT





FLAT No. 7

NORTH FACING | 3 BHK | SBUA - 2020 SQ.FT



FLAT No . 9

EAST FACING | 2.5 BHK | SBUA - 1670 SQ.FT



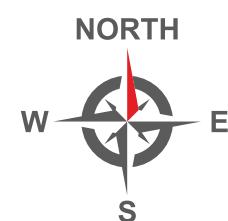
FLAT No. 8

EAST FACING | 3 BHK | SBUA - 2320 SQ.FT



FLAT No. I0 & II

EAST FACING | 3 BHK | SBUA - 2270 SQ.FT



**FOUNDATION & STRUCTURAL FRAME**

- RCC foundation & RCC framed structure.

**PLASTERING INTERNAL**

- Internal Walls: Gypsum plastering to smooth finish for internal walls.

**JOINERY WORKS****MAIN DOOR**

- Main Door Frame: Best quality Teak wood frame with polish.
- Main Door Shutter: 38 mm to 40 mm both side Teak veneer shutter with polish finish.
- Bedroom / Toilet Doors
 - Door Frame: Best quality engineered hardwood door frame.
 - Doors Shutter: One side laminated and other side veneer with polish.
- Sliding Doors
 - Balconies: UPVC door frames with performance glass shutters, provision for mosquito mesh track.
 - Utility: UPVC door.

**WINDOWS**

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

**PAINTING**

- EXTERNAL - Textured / Smooth finish & two coats of exterior emulsion paint with Architectural features.
- INTERNAL - Smooth Gypsum finish with one coat of putty, one coat primer and two coats of premium Acrylic emulsion paint of best brands.

**FLOORING**

- ROOMS**
 - Living, Dining & Kitchen: 1000x1000 mm Double charged vitrified tiles.
 - Bed Rooms 800x800 mm Double charged vitrified tiles.
 - Master bed room laminated wooden flooring.
- TOILETS - Anti-skid ceramic tiles for flooring
- CORRIDORS - GVT (Vitrified tiles).
- LIVING BALCONIES - Matt / Anti-skid ceramic tiles.
- COMMON LOBBIES - Granite / Marble / Vitrified tiles combination flooring as per design.
- LIFT LOBBY - Granite / Vitrified tiles combination flooring as per design.
- STAIRCASE - Up to 3 floors Granite and balance Anti-skid tiles.

**TILE CLADDING**

- KITCHEN - Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform.
- TOILETS - Glazed ceramic tile dado up to door / lintel height.
- UTILITY & WASH - Tile dado up to 3' height.
- LIFT LOBBY - Granite / Vitrified tiles combination flooring as per design.

**KITCHEN/UTILITY**

- WATER CONNECTIONS - Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore well water). Provision for fixing of water RO system.
- EXHAUSTS - Provision for chimney.
- UTILITY / WASH - Washing machine provision in Utility area.

**TOILETS**

- Sanitary / CP Fittings.
- Sanitary: TOTO or Jaquar or Cera.
- CP Fittings: Grohe or Jaquar or Hindware.
- Wash Basin in all Bed room toilets.
- Wall Mounted EWC with Concealed flush tank/valve.
- Single Lever fixtures with Wall mixer cum shower.
- Provision for geyser and exhaust fans in all bathrooms.

**INTERNET / Cable Tv / Telecom**

- Provision for Internet / Telephone / Intercom.

**LIFTS**

High speed automatic passenger lifts with Rescue device with V3F for energy efficiency & One service lift in each tower (make of Toshiba / Schindler / Mitsubishi).

**WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT**

- Treated water will be made available through exclusive water softening for domestic purpose in all units.
- 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 & flushing purpose.
- Rain water from the Terrace will be collected in storage tanks and used for domestic purposes. Excess rain water & Open areas water will be collected through rain water pipes, which will be discharged in the rain water harvesting pits to recharge the ground water.

**GENERATOR POWER BACK UP**

- 100% DG Set Backup.

**BILLING SYSTEM**

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

**FACILITIES FOR PHYSICALLY CHALLENGED**

- Access ramps at all entrance shall be provided for the physically challenged.

**SECURITY/BMS**

- Sophisticated round - the-clock security system.
- Surveillance cameras at the main security, entrance of each block and Clubhouse.

**PARKING MANAGEMENT**

- Entire parking is well designed to suit the number of car parks required. Parking signage and equipment at required places to improve driving comfort.
- Dedicated space for car charging and car washing will be provided.

**CLUBHOUSE & AMENITIES**

Well designed Clubhouse with:

- Reception, Lobby, Cafeteria, Multi Purpose Hall, Gym with equipments, Indoor games like chess, carom, Air hockey, cards table, Table Tennis, Yoga/aerobics, badminton court, squash court, billiards room, mini theatre, swimming pool & Guest rooms.
- Space for Facilities like crèche, space for Spa & saloon, space for laundry facility, space for clinic, space for departmental store, conference room, manager's cabin & co-working office Space.

**OPEN AREA AMENITIES**

- Kids play area, Open lawn, Amphitheatre, cricket practice net, Half Basket ball court, skating rink, Jogging track, Pet's park, Indoor kids play area, Senior's gathering area, Taxi bay, grass paved area, walkway, party lawn, Sand pit, Out door fitness station & youth activity area.

**Hand Railing**

- Balcony: MS railing / Glass railing as per the elevation.

**FIRE & SAFETY**

- Fire hydrant & fire sprinkler system in all flats, corridor & basements.
- Fire alarms & Public address system.

**LPG**

- Pipe line gas / PNG supply to all individual apartments with pre-paid gas meters.

**HVAC**

- Centralized VRFA/C system will be provided for each flat.

**ELECTRICAL**

- Cables: Concealed copper wiring of Havells / Polycab.
- Modular Switches: Norisys / Schneider make.

**PLUMBING LINES**

- Drainage / Sewage : PVC pipes & PVC fittings.
- Water Supply Lines: Internal and external CPVC or UPVC pipes & fittings.



Creating landmarks across the skyline of Bengaluru and Hyderabad, the teams at Sumadhura Infracon Pvt. Ltd. are happy to be "home makers" to more than 5000 families in premier properties. For over 25 years Sumadhura's signature of success is centered around these core values: The ability to deliver luxurious housing projects on-time, across hand-picked locations, at honest prices while ensuring that the quality of construction is impeccable. Our expertise in the acquisition of land, innovative architecture, carefully curated premium brands, tastefully appointed interiors and after sales service has been instrumental in earning a reputation of being forerunners in real estate development.

8 MILLION SFT
COMPLETED

7 MILLION SFT
ONGOING

5 MILLION SFT
PLANNING

We are passionately committed to delivering happiness through the spaces we build. We have been consistent in all our commitments and uncompromising in our values. All our spaces imbibe local context, culture and aspirations and we are guided by our Purpose, Vision and Mission which harmonize our business aspirations with customer centricity.



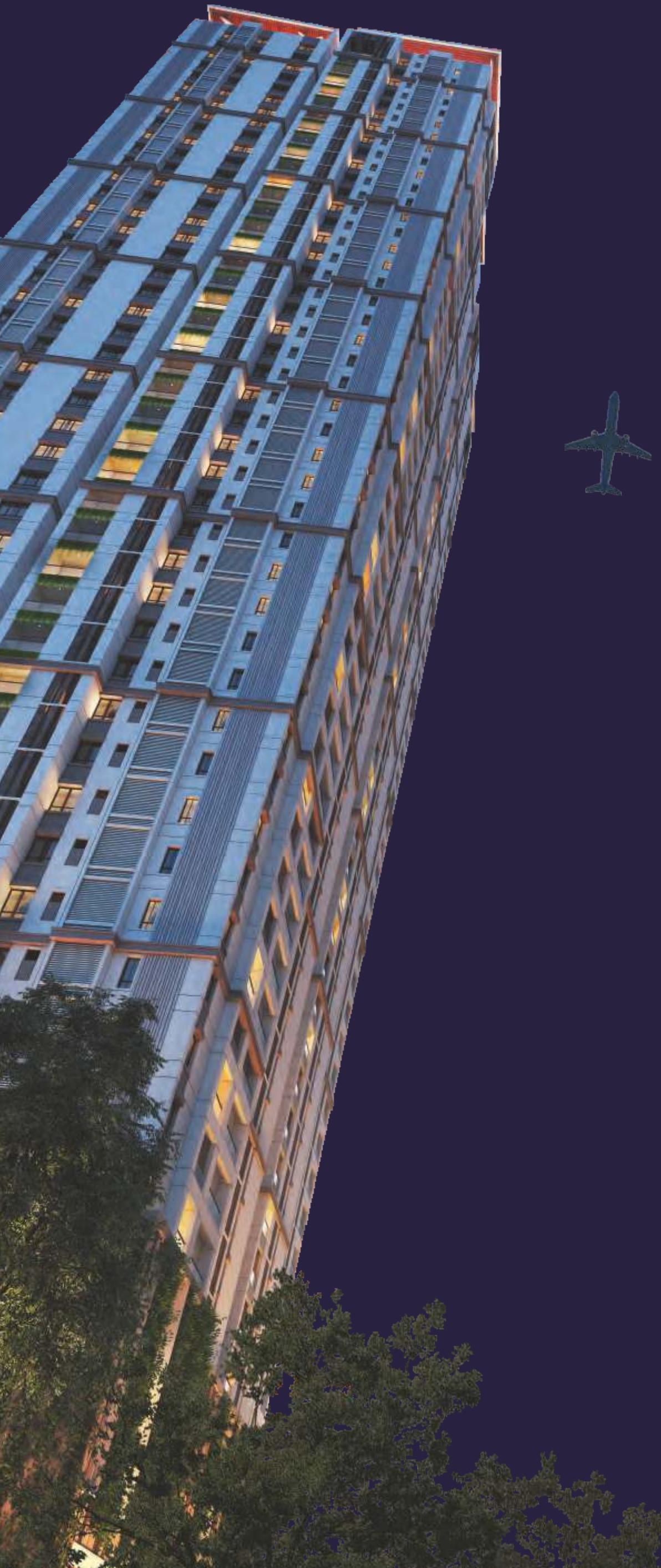
Vasavi Group, is a leading real estate company in South India that strives for quality and perfection to provide the best luxurious and affordable residential and commercial projects. Established in 1994, with 26 years of excellence and commitment, Vasavi Group brings new concepts and establish a benchmark for future trends. Vasavi Group has significantly contributed in shaping the skyline of Hyderabad through the city's evolution and has carved out a brand name for itself in around past three decades by building a reputation of providing properties of the highest standards that redefine excellence and where each home is constructed with the same finesse.

10 MILLION SFT
COMPLETED

6 MILLION SFT
ONGOING

9.6 MILLION SFT
PLANNING

The Vasavi Group is led by experienced technocrats and energetic managers, focussing on the company's core competencies. Together with their joint venture partners and associates, they have developed millions of sft of quality real estate. Their unwavering commitment to improvement and innovation continues in the form of several signature projects that are currently underway.



CONSULTANTS

Project Architects

TEAM 01 **TEAM ONE INDIA (P) LTD.**

Team One India Pvt. Ltd.
5th Floor, Anvi's ECO Grand
Sy. No.135 & 136, Financial District
Nanakramguda, near Wipro Lake
Hyderabad - 500 008. Telangana
<http://team01.in/>

Structural Consultants


DSA ENGINEERING
CONSULTANTS PVT. LTD.

DSA Engineering Pvt. Ltd.
12/1, Needs 3 Project 276
Next to Klassic Benchmark Apts
Kalena Agrahara, Kammanahalli Main Road
Near Meenakshi Temple, Off Bannerghatta Road
Bengaluru - 560 076. Karnataka

MEP Consultants


SYNERGY *infra*
CONSULTANTS PVT. LTD.

Synergy Infra Consultants Pvt Ltd
25, Old Mumbai Highway
Jayabheri Pine Valley, Gachibowli
Hyderabad - 500 032. Telangana
<http://www.synergyinfra.com/>

Design Programme
Management Consultants


Novetek
Reckoning Design

Novetek Consultants Pvt. Ltd.
58, Ground Floor, Mountain Street
1st Block, Jayanagar East
Bengaluru - 560 011. Karnataka
Ph : +91 80 4107 6777
www.novetek.in

Landscape Consultants


SITE CONCEPTS PRIVATE LIMITED
LANDSCAPE ARCHITECTURE . LAND USE PLANNING

Site Concepts Private Limited
27/1-2, Elegant Queensbury
Richmond Road Victoria Layout
Bengaluru - 560 047. Karnataka
Ph: +91 80 2559 4887 Mob: 96866 60388
E-mail: aditi@sci-pl.com
<http://www.siteconcepts.com.sg>

Clubhouse Architects &
Interior Design Consultants


balan +
nambisan
architects

Balan and Nambisan Architects
226, 1st 'C' Cross, 18th Main
HAL 2nd Stage, Indiranagar
Bengaluru - 560 008. Karnataka
<https://bnarchitects.co.in/>

Parking Consultants


PARKWAY

Parkway Consultants
Swastik Plaza, Pokharan Rd Number 2
Swastik Garden, Thane West
Thane - 400 601. Maharashtra
<https://parkwayconsultants.com/>

Vertical Transportation /
Lift Consultants


PAPL
PVN ASSOCIATES PRIVATE LIMITED

PVN Associates Private Limited
Flat No. 01, Third Floor, No. 3
Viswapiya Apartments, Kasturibai Nagar
1st Cross Road, Kasturibai Nagar, Adyar
Chennai - 600 020. Tamilnadu.
Tel No. : 044 4261 3912 | www.paplcorp.com



A P P R O V A L S

APPROVALS SANCTION AUTHORITY	APPROVAL NUMBER	DATE OF APPROVAL
AAI Airports Authority of India (Hyderabad Airport)	NOC ID :- HYDE/SOUTH/B/111218/348238.	26-11-2018
FIRE Govt. of Telangana State Disaster Response & Fire Services Department	Provisional NOC - Tower A :- 170120002018 Tower B :- 170130002018 Clubhouse :- 170770002018	25-09-2019 25-09-2019 28-03-2019
HMWSSB Hyderabad Metropolitan Water Supply & Sewerage Board	FC No.CGM(E) / O & MC IV / FC / 2019-20/16666	02-12-2019
SEIAA (EC) State Level Environment Impact Assessment Authority Telangana State (SLEIAA)	Order Number: SEIAA/TS/OL/RRD-401/2019	18-12-2019
TSPCB (CFE) Telangana State Pollution Control Board	Order No: 51/TSPCB/CFE/RRD/ RO-RR-I/HO/2020	11-11-2020
GHMC Greater Hyderabad Municipal Corporation	(a) Permit Number : I/C20/01241/2021 (b) File Number : I/C20/24362/2018	28-01-2021
RERA Telangana Real Estate Regulatory Authority	(a) Application Number : REA02400025552 (b) Registration Number : P02400003072	17-06-2021

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Next to Chutneys Restaurant
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