



A PROJECT BY:

RAICHANDANI
RISE.TOGETHER

SITE ADDRESS

Municipal Bearing No. 8-3-1078, In Plot.no.57,
Situated at Srinagar Colony Village, Road No-3,
Near Ratnadeep Supermarket, Hyderabad

HEAD OFFICE

SB Towers, 3rd Floor, Near Himalaya Book Store,
Nagarjuna Circle, Banjara Hills, Hyderabad

Disclaimer: The images shown in this brochure are suggestive and indicative in nature and may not be the scale or may not represent actual build/development. The details of windows, joints, elevation features, landscaping, ground development, trees etc. in these perspective is an artist's impression and may be different to actual construction of building and development. Building amenities shown in the brochure is proposed and yet to be sanctioned. The developer reserves the right to change the layout, plan, specification, amenities, dimensions, pictures or features without prior notice or obligation. The disclaimer remains with the developer. The readers affirm that he/she has not taken any/any decision of purchase/booking by viewing this perspective. The company is not responsible for the action of the reader's booking/purchasing a unit relying on this perspective.



RAICHANDANI

AURA
RESIDENCY

3 & 4 BHK ELITE HOMES

LUXURY BEYOND ADDRESS



PUNE



INDORE



HYDERABAD



RAICHANDANI
RISE.TOGETHER



BHOPAL



GOA



KARIMNAGAR

RISE.TOGETHER

One of the key players of the real estate industry; Raichandani Group began its journey from Hyderabad and is now rapidly expanding its footprint across Pune, Goa, Indore, Bhopal and Karimnagar.

Set up by a team of professionals; the Group is engaged in a broad spectrum of projects ranging from residential and commercial to retail and shopping areas. The company's USP lies in an innovative approach, high engineering capability, high quality services and enduring sustainability.

The company has many distinctions to its credit like, impeccable execution standards and on time delivery track record. Each of the company's construction becomes a landmark area because of the careful thought given to location.

The success of Raichandani Group is a result of leveraging high class construction material and ensuring high service standards.

3+

MILLION SQ.FT.
CONSTRUCTED

2

DECADES

6

CITIES

75+

PROJECTS

4+

MILLION SQ.FT.
UPCOMING



THE ULTIMATE ADDRESS FOR THE ELITE

Welcome to the newest addition to Raichandani Group's portfolio - a stunning luxe-project located in the coveted neighborhood of Banjara Hills, Hyderabad. Our meticulously designed six-story building showcases 12 luxurious flats, each characterized by its distinctive features and exquisite design. Indulge in the perfect blend of opulence, sophistication, and functionality in our premium living spaces, meticulously crafted to provide you with the ultimate living experience.



LIVE LIFE IN ALL IT'S GLORY

Experience the pinnacle of luxury living at Aura Residency with our exclusive project featuring only 2 flats per floor across 12 spacious units. Enjoy premium amenities and a prime location - the perfect place to call home.

Artistic Impression

LIVE LIKE A STAR, AMONG THE STARS AT BANJARA HILLS

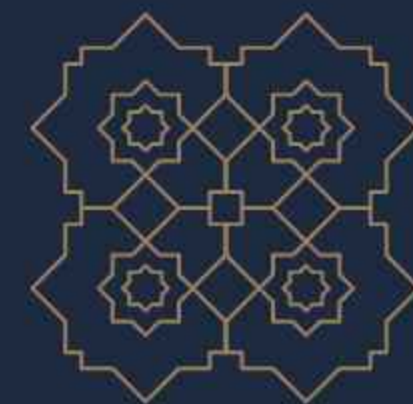
Aura Residency is situated in the most prestigious area of Hyderabad, favored by the city's elite residents. Immerse yourself in the glamour and allure of this sought-after locale by choosing one of our exclusive flats, perfectly positioned in this coveted neighborhood.



A man and a woman are standing in a lush garden, laughing and holding champagne glasses. The man is wearing a white shirt and black trousers, while the woman is wearing a white top and light-colored trousers. They are both smiling and looking at each other. In the background, there are palm trees, a manicured hedge, and a large stone fountain with water spraying upwards. The sky is bright and blue with some light clouds.

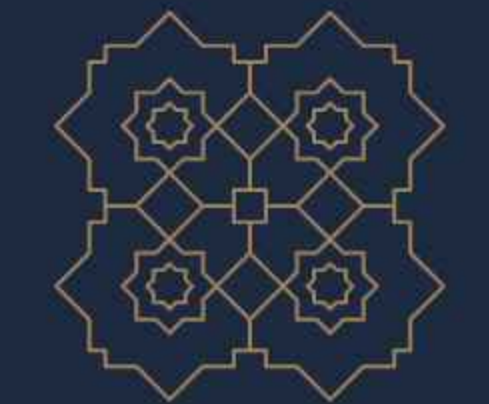
EXPERIENCE THE BEST OF BANJARA HILLS

Experience luxury living in Banjara Hills with our project. Enjoy the best shopping, dining and entertainment options Hyderabad has to offer, all just a stone's throw away. Savor exquisite cuisine, catch the latest blockbusters, or indulge in high-end retail brands, all within easy reach.



PURE LUXURY
AT
AURA RESIDENCY
WHERE EVERY
DETAIL MATTERS

Artistic Impression



ROOFTOP
AMENITIES
FOR
AN ELEVATED
LIFESTYLE

▶ PRIVATE FITNESS CENTER



▶ GAME ROOM



SPACIOUS LOBBY ►



► LUXURIOUS WASHROOM



► HOME THEATER UNDER THE STARS



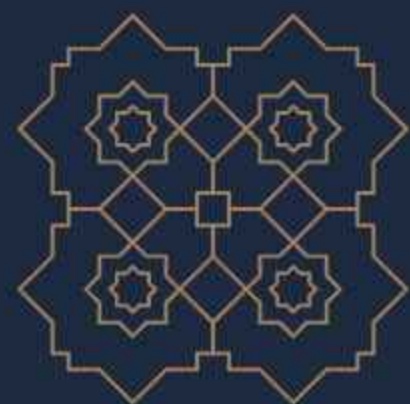


Artistic Impression

From the sleek and contemporary facade to the meticulously crafted interiors of each unit, every detail at Aura Residency has been thoughtfully curated to offer a truly luxurious living experience. Our team of expert architects and designers have spared no effort in ensuring that this project is an epitome of elite living, where every element is exquisitely designed and executed to perfection.

◀ LIVING ROOM

▼ LIVING / DINNING



UNMATCHED
DESIGN AND
ARCHITECTURE



Artistic Impression



▼ MASTER BEDROOM



▼ BEDROOM 1



▼ BEDROOM 2





Artistic Impression



Artistic Impression

BEAUTIFULLY
DESIGNED
DECK



Artistic Impression

MODERN
KITCHEN

► ELEVATOR



► SPACIOUS COVERED CAR PARKING



SPECIFICATIONS



DOORS & WINDOWS

Decorative entrance door with branded Teak wood finish and all other doors are flush doors. All window and balcony doors are either UPVC/WPC.



KITCHEN

Mirror polished black Granite platform with dado of designers files upto lintel level with S.S sink



TOILET

Polished granite slab with counter top, other CP fittings from Kohler or Jaquar equivalent make with anti-skid designer tiles, dado upto lintel level. Shower area is partitioned with glass/acrylic as per choice. Senior citizen friendly fittings in master bedroom toilet.



WALL FINISHES

EXTERNAL WALLS
Texture paint and stone /cladding as per façade detail.

INTERNAL WALLS
Two coats of emulsion paint over smooth putty finish.



FLOORING & SKIRTING

Italian Marble in Hall / Living / Dining*
Vitrified Tiles Premium Italian Marble finishing of 2x4 and 4x6 in Bed Rooms Vitrified Tiles in Foyer, Kitchen, Servant Room, Bathrooms

Lift Cladding will be of Italian Marble or equivalent.



ELECTRIFICATION

Concealed copper wiring with adequate points & Modular switches in all rooms.



T.V and INTERNET

2 fiber-to-the-home for two Internet service providers, Cat 6 cable points in each bed room. Provision for DTH in all bed rooms, living room. Provision for telephone and intercom.



Elevator

10 passengers Schindler automatic.



Security

24x7 Sophisticated security system, Video door phone for each flat, Intercom facility to each flat connected to main security.



EV charging

Electrical charging points in the basement



Generator Backup

100% DG backup for each flat plus lift and common area.



Ceiling

Designer POP false ceiling



WATER SUPPLY

Municipal and bore-well water supply, hydro pneumatics and Water treatment for bore-well water supply.

BASEMENT



TERRECE



TYPICAL FLOOR PLAN



4 BHK LAYOUT



3 BHK LAYOUT



EXPERIENCE THE AURA OF LUXURY TODAY!

Take the first step towards owning your dream home in one of Hyderabad's most esteemed neighborhoods. Get in touch with us today to arrange a site visit and experience for yourself why our project is the talk of the town. Don't miss out on the chance to own a piece of luxurious living in Banjara Hills.

MALLS / MULTIPLEX

City Center
GVK One
Hyderabad Central
Cinemax

PARKS

KBR Park
JVR Park

HOTELS

Taj Krishna
Taj Deccan
Taj Banjara
Park Hyatt
Tabla
Dell 9
Ruci & Idoni

HOSPITALS

Care Banjara
Star Hospitals
NIMS
Indo-American
Cancer Hospital
The Birthplace
LV Prasad Eye
Hospital
Asian Institute of
Gastroenterology

LOCATION MAP





- PROJECTS IN HYDERABAD -



EKA ONE
Kokapet



KOKAPET FIVE STAR
Kokapet



KOKAPET FOUR SQUARE
Kokapet



KOKAPET ONE
Kokapet



KOKAPET TERMINAL
Kokapet



PATEL TOWERS
Nagole



ORCHID VILLAS
Mokila



RICHANDANI MALL
Kompally



RAICHANDANI VILLAS
Shamirpet



SHAIKPET



- PROJECTS IN OTHER CITIES -



SUNMAN
Model Colony, Pune



ALPHA C
Pan Card Clube Road, Pune



RAICHANDANI GATEWAY
Kharadi



THE SHWET
Baner



LA MARVAL
Goa



BOTANIKA
Goa



UNITY ONE
Indore



KRISHNA ENCLAVE
Bhopal