A Project by

SJC

Property Is Your Prosperity

CELEBRATING 25 YEARS ANNIVERSARY



FRONT

SAI KEERTHI

Lake View

Transforming a land to a

Landmark...

SAI KEERTHI

Lake View

2 & 3 BHK LUXURY APARTMENTS

LAKEFRONT LIVING

Love to host your unforgettable intimate gatherings at your spacious apartments? Imagine hosting a dinner party where laughter fills the open-plan living area, flowing seamlessly onto the balcony with breathtaking lake views. Imagine waking up to breathtaking lake views every morning.



Transforming a land to a

Landmark...



About MD



Sai Jyothi Constructions' Founder and Managing Partner, Mr. **U.V. Ramana Murthy,** a visionary force shaping Hyderabad's skyline for over 30 years. With dedication and modesty, he has successfully undertaken more than 2000 flats and 10 commercial buildings orchestrating a symphony of comfort and joy, tailored to each client's soul. Mr. **U.V. Ramana Murthy,** technically proficient in engineer-ing and construction, has pioneered innovative projects. With a deep respect for tradition, he integrates Vastu principles into his ventures, sculpting spaces that resonate with positive energy and support holistic living. Mr. **U.V. Ramana Murthy,** a dedicated founder,has overseen the construction and maintenance of 4-5 temples, fostering their consistent growth and development. As the main custodian, he orchestrates impactful cultural events like the annual **"Laksha Deepostavam,"** ensuring a rich cultural experience for all attendees. Notably, under his visionary leadership, the grand **"Sahasra Rudra Sahitha sahasra Chandi Homam"** unfolded last year, spanning 7 days, featuring 108 Vedic pandits. Witnessing and participating in such events is a testament to Mr. **U.V. Ramana Murthy's** unwavering commitment to cultural enrichment and spiritual vitality.

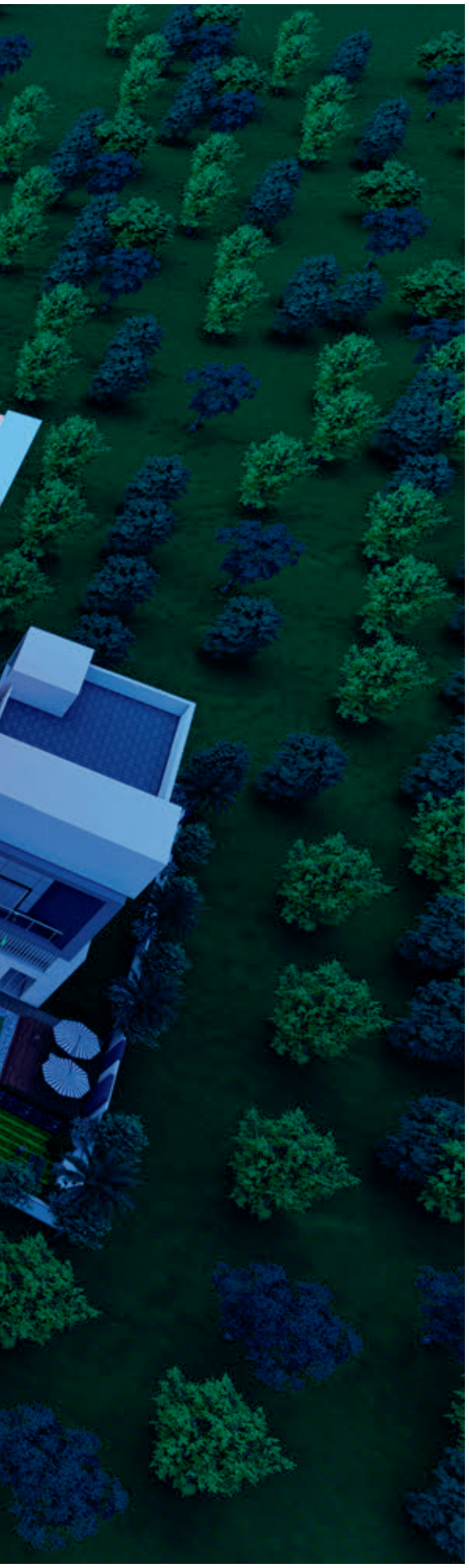
SAI JYOTHI CONSTRUCTIONS

PROPERTY IS YOUR PROSPERITY




SAI KEERTHI
Lake View
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SAI KEERTHI

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2 & 3 BHK LUXURY APARTMENTS

Serene Canvas

Step into our 2 & 3-BHK apartments at **Sai Keerthi Lakeview.** From hosting lavish gatherings in the expansive clubhouse to enjoying family moments in the children's play area, our apartments offer something for everyone.





SAI KEERTHI

Lake View

2 & 3 BHK LUXURY APARTMENTS

Where dreams meet design

Your preferences are our priorities. Comforts like Vast Layouts, well-equipped kitchens, great lobbies, and privacy in bedrooms and balconies are often sought but rarely attained. We understand your need for both vibrant community and serene privacy.



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CLUB

SAI KEERTHI

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Sculpt your best at club house

Residents can use the indoor fitness center, featuring cardio rooms with treadmills, elliptical trainers, and bicycles. The weight training area is equipped with strength machines, free weights, kettlebells, and barbells. Additionally, the Club offers a multi-purpose room available for gatherings or parties.



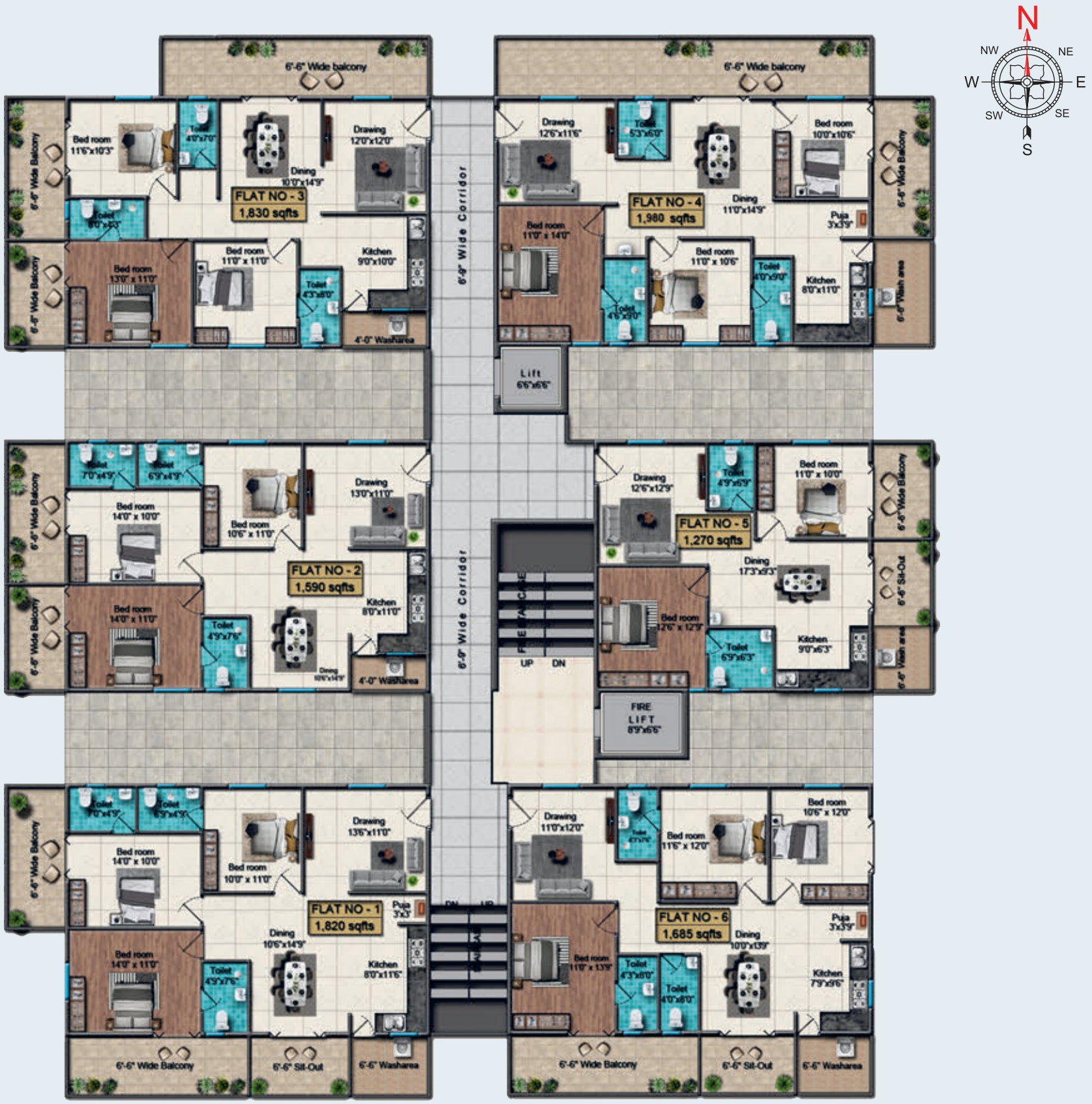
Peace and privacy in every corner

Discover comfort with an ample amount of Privacy and Peace at **Sai Keerthi Lakeview** 2 & 3 BHK Apartments, a haven that awakens a sense of tranquility amidst serene nature leading a lavish luxurious lifestyle.


N
NW
NE
W
E
SW
SE
S
2.00m wide Passage
tot-lot area
Club House
Swimming pool
Deck
Party area
Play area
Top of badminton court
Drive way
Top of Jogging track
Seating area
Drive way
Seating area


Create a life you love





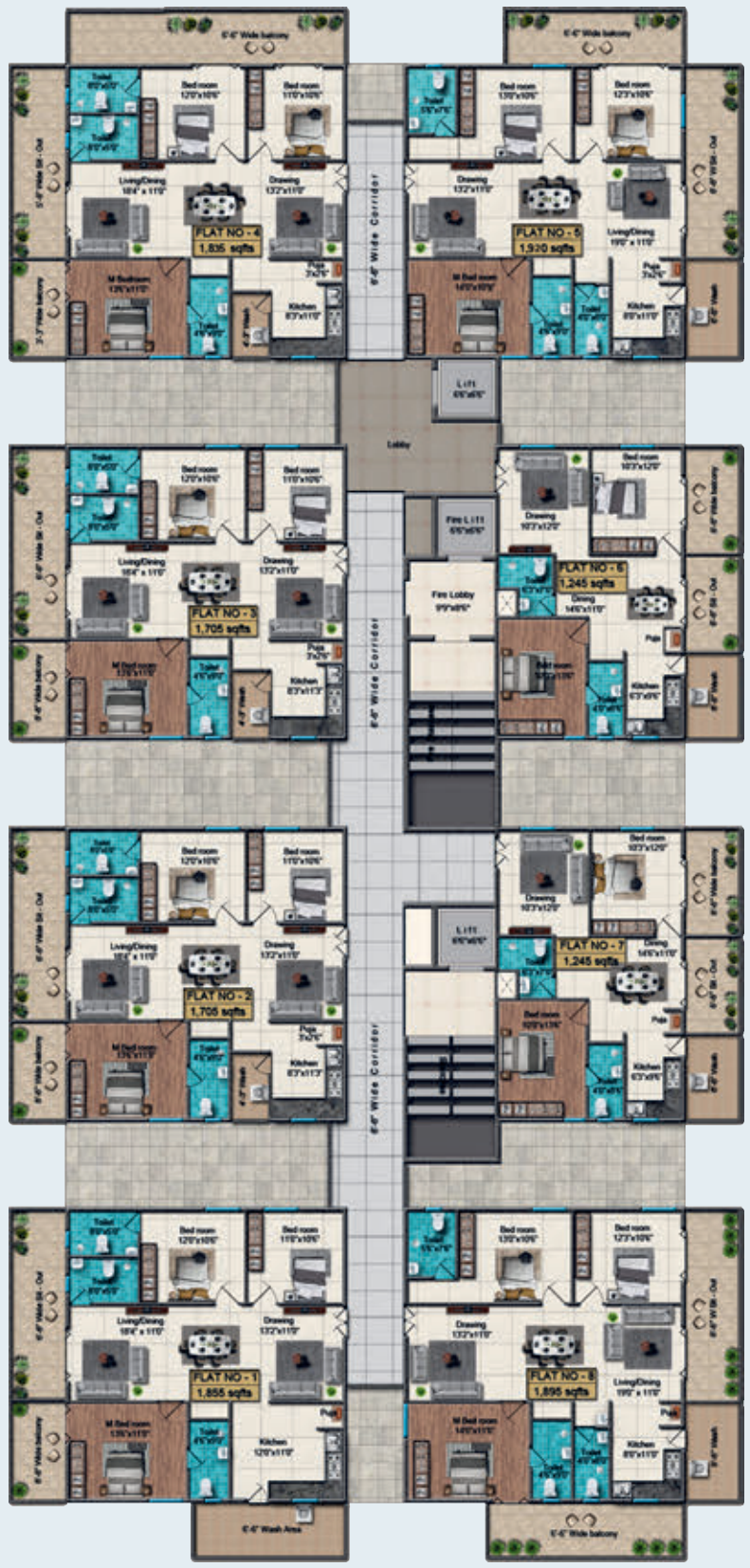
Typical Floor Plan

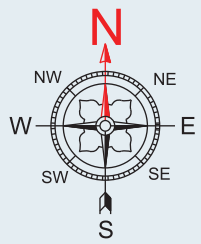
BLOCK - A



Typical Floor Plan

BLOCK - B





Typical Floor Plan

BLOCK - C



EAST FACING
3 BHK
1,820 Sqft
BLOCK - A

ISOMETRIC VIEWS



EAST FACING
3 BHK
1,590 Sqft
BLOCK - A



EAST FACING
3 BHK
1,830 Sqft
BLOCK - A

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2 & 3 BHK LUXURY APARTMENTS



WEST FACING
3 BHK
1,980 Sqft
BLOCK - A



WEST FACING
2 BHK
1,270 Sqft
BLOCK - A

ISOMETRIC VIEWS



WEST FACING
3 BHK
1,685 Sqft
BLOCK - A



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Lake View

2 & 3 BHK LUXURY APARTMENTS

SPECIFICATIONS

STRUCTURE

Framed Structure : R.C.C. framed structure to withstand Wind & Seismic Loads.

Super Structure : 8" thick solid/AAC blocks for external walls & 4" thick solid/AAC blocks for internal walls.

FLOORING

Drawing, Living, Dining: 800 x 800mm Size Vitrified Tiles of reputed brand.

Bedrooms &kitchen : 600 x 600mm Size Vitrified Tiles of reputed brand

Bath Rooms : Acid resistant Anti-skid Ceramic Tiles of reputed brand

Staircase : Double charged vitrified tiles of reputed brand

Utility : Rustic vitrified tiles of the reputed brand.

Corridors : Tandur stone / vitrified tiles

PLASTERING

Internal : Double coat cement plaster of 12mm thick with smooth finishing

External : Double coat sand faced cement Plastering of 20mm thickness.

ELECTRICAL

1. Concealed internal Wiring with fire retardant PVC insulated copper wires for all points . 2. Good quality modular type switches and sockets. adequate power points in kitchen for grinders/ mixers/ cooking range/ exhaust chimney / microwave oven etc and in wash area for washing machines/driers etc. 3. Exhaust fans provision in toilets. 4. Electrical provision in all bedrooms for split air conditioners. No provision for window air-conditioners. earthing for every unit as per standards .
5. 3-phase power connection of required load for each unit depending on size of apartment.
6. Plug points for T.V. & Audio Systems etc.
7. Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
8. Gold medal Electrical switches.

TELECOM : Telephone points in all bed rooms, living room, family room and kitchen. Intercom facility to all the units connecting Security and neighborhood

Cable TV : Provision for Cable Connection in all Bedrooms and Living Room.

Internet : 1 Internet provision in each unit

GENERATOR : 100% D.G Set backup with Acoustic enclosure & A.M.F Except gyser & A.C'S

CAR PARKING : Each apartment will have 2 car parking spaces depending upon the size of the apartment. The parking will be in 3 levels.

FACILITIES FOR PHYSICALLY CHALLENGED

: Access ramps at all entrances shall be provided for the physically challenged.

SECURITY : Solar powered security fence for total compound. Round the clock security guards. Surveillance cameras at the main security and entrance of each block to monitor.



CLUB HOUSE & AMENITIES

: Well designed club house with facilities for meditation room/yoga room, Aerobics, Senior citizen lounge/library,multi purpose hall swimming pool.

FIRE & SAFETY : Fire hydrant and fire sprinkler system in all floors and basements.

Fire alarm and public address system in all floors and parking areas control panel will be kept at main security.

PLUMBING

Bath Rooms : Concealed best quality PVC/CPVC/UPVC Sudhakar Pipes.

EWC with concealed flush tank of Hind ware

/ Duravit / Equivalent make.

Single lever fixtures with wall mixer cum shower of Grohe / Standard making / Equivalent make

Provision for Geysers in all Bathrooms.

DOORS

Main Door : Teak wood Frame & Flush Shutters with Teak veneer with reputed hardware fittings finished with melamine finish.

Internal Doors : Sala wood Door Frame & Shutters with reputed hardware fittings finished with melamine finish.



WINDOWS : UPVC sections for frames, float glass paneled shutters and designer hardware of reputed make.

GRILLS : Aesthetically designed, Mild Steel powder coated grills.

PAINTING / CLADDING

Front Elevation : Birla putti / texture finish and weather proof emulsion paints based on the finalized elevation.

External : One Coat Premier two affix paint.

Internal : Smooth putty finish with 2 Coats of Premium Acrylic emulsion paint of reputed make over a coat of primer.

LIFT : High Speed Passenger Lift with V3F for Energy Efficiency with granite/tile cladding.

One service lift with V3F for energy efficiency for each tower entrance with granite / tile cladding.

RAIN WATER HARVESTING

: The rain water from the terrace and open area will be collected through rainwater pipes, which will be discharged into the rain water harvesting pits to recharge the underground water level.

STP & WTP : Full treated water made available through an exclusive water softening and purification plant, and a Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage will be used for landscaping and flushing.

WATER PROOFING : Water Proofing shall be provided for bath rooms, roof terrace and utility area.

UTILITIES : Provision for Washing Machine & Wet area for washing utensils.

WATER SUPPLY : Provision for Municipal Water.

TILE DADOING : Ceramic tiles up to 6'9" feet height.

KITCHEN : Glazed ceramic tiles dado up to 2'0" height above kitchen platform.

Granite platform with stainless steel sink with both municipal and bore well water connection & provision for aqua-Guard. Provision for exhaust fan.

BATHROOMS : Glazed ceramic tile dado of the reputed & good brand up to 7'.0" height.

UTILITIES : Tiles dado up to 3'-0" height in utility wash areas.











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2 & 3 BHK LUXURY APARTMENTS

Amenities & Features

- 100% Well-Planned and full Vastu - Compliant Flats
- 24 x 7 CCTV Cameras Installed Covering all Corners
- Mini - swimming Pool
- Multipurpose / Party Hall for small / in house functions / celebrations
- Gym / Yoga Centre
- Indoor & Outdoor play area
- Walking/Jogging Track
- Waiting Lounge & Common toilets
- Solar Fencing
- Security Room
- Municipal Water

LOCATION MAP



Close Proximity

- 1.7 kms away from NH9-Mumbai Highway
- 3 kms from BHEL and Chandanagar Shopping Area
- 8 kms from Hi-Tec City & Madhapur
- Less than 10 kms radius from Patancheru, Bollaram, Kazipalli, Jeedimetla industrial estates
- 10 kms from the Financial District, Microsoft, Infosys, and ICICI
- Close to JNTU & Other Engineering colleges
- Close to St.Anns, Silver Oak, Sancta Maria and other reputed schools
- Close to shopping and entertainment centres