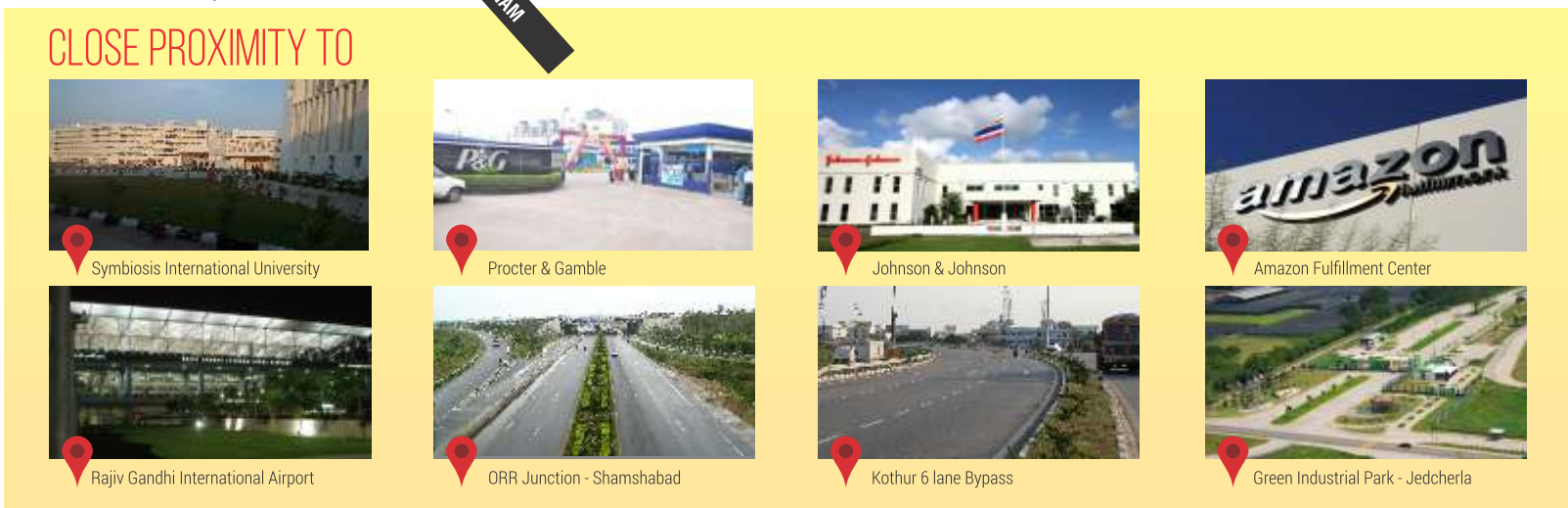




VIRTUSA Tuxedo Park CELEBRITY LIVING @ Shadnagar Town

Located @ Shadnagar - Tuxedo Park is a real estate venture with all the amenities required for quality, well-planned and well-executed developed residential layout.

This venture is the trendsetter for many such upcoming prestigious projects from the Virtusa Life Spaces.

ONGOING VENTURE	ONGOING VENTURE	COMPLETED VENTURE	UPCOMING VENTURE
VIRTUSA Lorna Greens PREMIUM RESIDENCES AND PLOTS SHADNAGAR TOWN LP No. 095/L0/Plg/HMDA/2017 Premium residential villas & plots @ Shadnagar Town	VIRTUSA CYNOSURE LP No. 0241/L0/PLG/HMDA/2018 Premium residential villas & plots @ Shankarpalli, Near Mokila	VIRTUSA ICANA MEADOWS KOMPALLY LP No. 0043/L0/Plg/HMDA/2018 45 acres - Premium residential villas & plots with stylishly designed club house - Near ORR @ Kompally	VIRTUSA Celosia Nest PATANCHERU 15 acres - Premium residential villas & plots with all high end facilities - Near ORR @ Patancheru



Virtusa Life Spaces India Pvt. Ltd.

201, KKR Square, Above Nexa Showroom, Kavuri Hills Junction, Road No. 36, Jubilee Hills, Hyderabad - 500 033, Telangana, INDIA.

Note: This brochure is only a conceptual presentation and not a legal offering. The promoters reserve the right to alter and make changes in the layout & plans as deemed fit.

VIRTUSA Tuxedo Park CELEBRITY LIVING @ Shadnagar Town

an innovative escape to a
LUXURIOUS LIVING





EVERYBODY'S DREAM IS TO HAVE A OWN HOUSE...

HIGHLY RENOWNED GATED COMMUNITY WITH EFFORTLESS ACCESSIBILITY

Centrally located in HMDA limits of Hyderabad - an expanding hub of economic development and infrastructural growth. Be within minutes drive away from elite educational institutions, healthcare facilities, entertainment hubs, spiritual centres, International Airport, MNC's and weekend getaways. Virtusa Life Spaces invites you to invest and be a part of this modern residential gated community where your every wish is pampered. Virtusa - translate your dreams of owning a home into absolute reality. Right from identifying the land suitable for housing to developing the land

and constructing the right type of home, Virtusa Life Spaces spends considerable time in planning and executing. The ultimate conversion of bricks, sand & cement into a pride home - a lifetime achievement for the customer is what we crave for. Tuxedo Park is a venture of VIRTUSA LIFESPACES born out of a need to bring a professional outlook to the realty industry and transform the way services are provided. Tuxedo Park brings it with a commitment to create more value to its customers and to be part of everyone's life.



CLUB TUXEDO

AN IDEAL PLACE TO UNWIND, MAKE NEW CONNECTIONS & ENTERTAIN YOUR FAMILY!

Imagine treating you & your guests to all the amenities of an upscale club. It is this privilege that makes our club house the perfect venue. We bring to you a magnificent club house in our prestigious project Tuxedo Park. A place to truly unwind yourself and feel relaxed. It has many features which makes it basically an exciting Club House, an Indoor Games, an exquisite and aesthetically appealing design, the Swimming Pool will be one of the most popular destinations for the residents of Tuxedo Park. A beautifully designed with modern and avant-garde exterior which will be unique in look and exciting to venture into. With all the basic amenities which make a Club House successful will be featured at Tuxedo Park. From exquisite interiors to well-planned inner area, from superior quality electrical connections to high-end sanitary ware, the Club House will be a place where the location will match your desire to pamper yourself.

NOTE : Virtusa Hospitality (P) Ltd., is a group company of Virtusa. It builds and operates the club house at Shadnagar. It provides a whole range of services to its members at subsidized tariff. Details of the services are provided as a separate document at the time of enrolling as member. Virtusa Hospitality (P) Ltd., shall extend free membership to the first time buyers of villas and open plots at Tuxedo Park, Shadnagar and this shall be valid till 31st December 2029 only as a part of our corporate business promotion. Members shall be charged at subsidized rates for the services availed as per the company norms existing from time to time. This offer of free membership to the buyers of Tuxedo Park is purely at the discretion of Virtusa Hospitality (P) Ltd., and its decision is final and binding on all its members.



SWIMMING POOL



GYM



MULTI PURPOSE HALL



LIBRARY



CHILDREN'S PLAY AREA



GUEST ROOMS

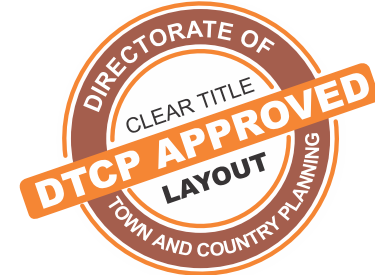


COFFEE SHOP



INDOOR GAMES

JUST FOR REPRESENTATION PURPOSE ONLY (NOT AN ACTUAL PICTURE)



LP. No. 06/07/H2

LAYOUT PLAN

Plan showing in Survey No. 45/P, 46, 47, 48, 50/P & 51
Situating at Nagulapalli(V) Farooqnagar (M)
Ranga Reddy (D) Telangana State

We are here to create one of the efficient real estate companies in Hyderabad, based on our knowledge, experience. To be of service to the buyers to help them locate a home within a very limited time period at the most affordable prices and maintaining the quality that is expected.

Our mission is to get you the best deal possible for your dream investment by using proven methods, our fullest energies and our dedication to customer satisfaction. We also pride ourselves for maintaining transparency in all our workings and dealings thereby increasing our trust base and also our reliability in the long term business.

A team of devoted and committed personnel who has drive to make a difference for buyers through its qualitative approach. VIRTUSA LIFESPACES is built on values of trust and experience. This has not only helped us in making a strong base in the real estate market but has also helped us maintaining an ever increasing customer base.



- Reliance Trends
- Heritage Super Market
- ATM
- Hospital
- Shopping Area

SHADNAGAR
BUS STAND

TO PARGI ROAD

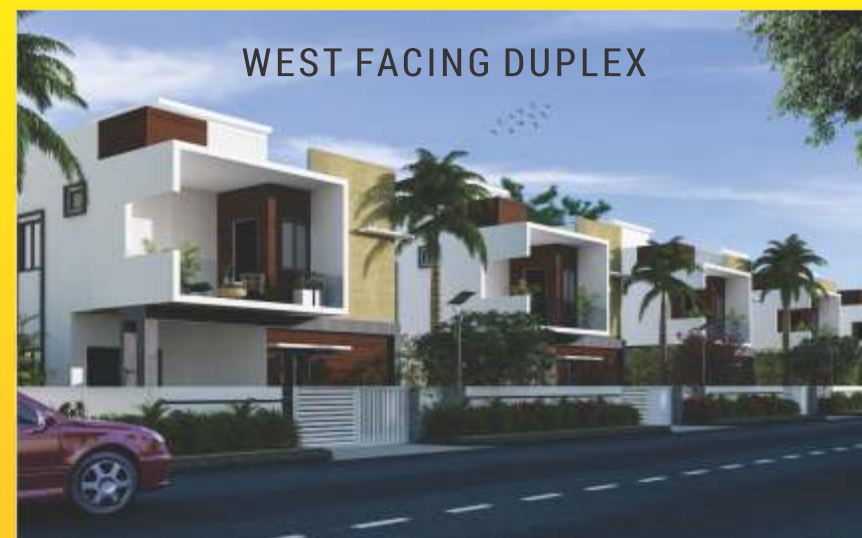
TO RAILWAY STATION



TO HYDERABAD

HOUSING OPTIONS

LINGA REDDY GUDA ●
BUS STOP



PROJECT FEATURES

100 %
VAASTHU
100 % VAASTHU

GATED
COMMUNITY
GATED COMMUNITY

100 %
CLEAR TITLE
100% CLEAR TITLE

IMMEDIATE
REGISTRATION
IMMEDIATE REGISTRATION



MODERN CLUB HOUSE



UNDERGROUND ELECTRICITY

UNDERGROUND DRAINAGE



WATER PIPE LINE



FOOTPATHS



OVERHEAD TANK



STREET LIGHTS



AVENUE PLANTATION



ENVIRONMENTAL LANDOWNER GROUP



047 SECURITY