



**KEY DISTANCES FROM PROJECT**

- 4 min - NH 65 Mumbai Highway
- 5 min - Woxsen Business School
- 5 min - Kamkole Toll Plaza
- 5 min - Triton electric car spare parts manufacturing
- 10 min - Sadashivpet Town
- 10 min - MRF
- 10 min - Mahindra & Mahindra
- 15 min - Central Bus Stand, Zaheerabad
- 20 min - NIMZ, Zaheerabad
- 20 min - Proposed Regional Ring Road
- 25 min - Sangareddy
- 40 min - GITAM University
- 40 min - IIT Campus
- 42 min - ORR, Exit No. 3

LOCATION MAP | not to scale

**KOHIR X-ROADS  
MUMBAI HIGHWAY - NH 65**

Located on the NH-65, Kohir is a rapidly expanding locality with easy access to Sadashivpet, Sangareddy, Vikarabad, the ORR, the proposed Regional Ring Road, and the city of Hyderabad. It is close to manufacturing zones, special economic zones, educational institutes, businesses, and other residential areas.

The state government's focus on NIMZ at Zaheerabad has increased the potential for commercial and industrial growth as well as real estate investments in the neighbourhood. Consequently, Kohir is on its way to becoming a desirable investment destination.



National Highway - 65



Proposed Regional Ring Road



Woxsen Business School



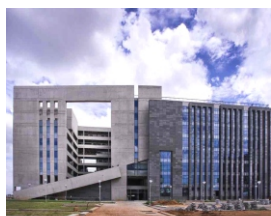
Gitam University



Mahindra Plant



MRF



IIT - Kandi



Toshiba

WITH *excellent* CONNECTIVITY, ENJOY THE CONVENIENCE OF SEAMLESS TRAVEL & ACCESS TO CITY'S OFFERINGS



NIMZ, ZAHEERABAD

**DEVELOPMENT NEAR THE PROJECT**

- The National Investment and Manufacturing Zone (NIMZ) is spread across 12,635 acres.
- It is located near Zaheerabad, Nyalkal, and Jarashangam mandals in Sangareddy district.
- It is expected to generate 3 lakh direct and indirect jobs with an anticipated investment of about Rs. 38,000 crore during its final development phase.
- VEM Technologies is investing Rs 1,000 crore to set up a 511-acre Integrated Defence Systems unit that will create 6,000 jobs.
- Telangana's first plug-and-play EV Park
- Mahindra group to set up Rs 1,000 crore EV manufacturing facility
- The aerospace, defence, electronics, food, and agro-processing industries are among the other sectors investing here.



MUM-HYD BULLET TRAIN

*“ An investment opportunity that offers exceptional financial security for the future. ”*



DHARANI HILLS will soon be one of the finest prospective investment having all the right elements - a much sought-after location, prestigious residential developments, flourishing commercial sectors, well-known hospitals, prime educational institutions and more.



Come live at Dharani Hills for a rewarding journey of life with your family and friends.



www.fortuneviewpvtltd.com  
info@fortuneviewpvtltd.com

**HEAD OFFICE :**

Plot No. 76, Road No. 51, Nandi Hills Co-operative Society, Jubilee Hills, Hyderabad - 500033

**BRANCH OFFICE :**

Premises No. 401, Plot No. 209, Prime Estates, Opp. Metro Pillar No. 620, Miyapur Metro Station, Hyderabad

**CONTACT :**

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoter reserves right to alter and make changes in layout and plans as deemed fit.

AN AMBITIOUS PROJECT BY  
**FORTUNE VIEW PVT. LTD.**



T.L.P. No. 261/2022/H

a grand  
**135 ACRES**

(105 ACRES - PHASE 1)

PREMIUM RESIDENTIAL VILLA PLOTS



KOHIR X-ROADS - MUMBAI HIGHWAY - NH 65

BRAND AMBASSADOR  
**SHRI. JAGAPATHI BABU** (Film Actor)

concept | design - CRYSTAL - 92461 53944

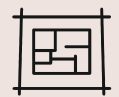


**FORTUNE VIEW** PVT. LTD.



EMBARK ON A JOURNEY OF *limitless* POSSIBILITIES

**PROJECT HIGHLIGHTS**

-  135 Acres (105 Acres-Phase 1)
-  1045 Plots
-  Gated Community
-  Residential Villa Plots
-  Children's Playground
-  Extensive Green Areas
-  Modern Amenities
-  15000 Sft Clubhouse

LAKSHMI SHANTHA  
**Dharani Hills**

Invest in a fulfilling life surrounded by nature's beauty & exceptional amenities

**SHRI. JAGAPATHI BABU**  
BRAND AMBASSADOR



LAKSHMI SHANTHA  
**Dharani Hills**















Welcome to our magnificent 135-acre project, where an urban lifestyle meets the serenity of nature.

Nestled in the heart of a thriving locality, this ambitious development is set to redefine the concept of contemporary living. With meticulous planning, Dharani Hills offers a convenient blend of residential and recreational spaces that cater to the diverse needs and aspirations of its residents.

Dharani Hills presents a wide range of thoughtfully segregated plots that cater to various preferences and budgets. These villa plots come with a range of amenities, including well-laid roads, 24-hour water, underground pipelines, jogging tracks, gardens, clubhouse access, and 24-hour security.



**THOUGHTFULLY PLACED AMENITIES**

 Avenue Plantations	 Entrance Gate	 60', 40' & 33' CC Roads	 Children Play Area	 Walking/Jogging Trails	 24-hour Water Supply	 24x7 Security
 Pollinator paths	 Street Lights	 Overhead Water Tank	 24-hour Electricity	 Water Harvesting Pits	 Abundant Green Space	 Underground Cables & Pipes

discover a new dream with *comfort, luxury, & convenience*



Neatly Laid Roads With Street Lights    Water & Electricity    Parking Space    Multi-tier Security



Landscaped Gardens    Ample Open Spaces    Jogging Track


















**CLUBHOUSE AMENITIES**

LAKSHMI SHANTHA  
**Dharani Hills**

Dharani Hills features state-of-the-art leisure facilities, including a 15,000 sft. clubhouse with a swimming pool, gym, and indoor games.

The stunning clubhouse here is the heart of the community, providing a social hub for residents to unwind, connect, and enjoy a wide range of amenities. It serves as a haven where you can rejuvenate and create lasting memories with family and friends.

 Exclusive Clubhouse	 Swimming Pool	 Pool side Lounge	 Multi-purpose Hall
 Open Party Lawn	 Modern Gymnasium	 Jogging/Cycling Track	 Children's Play Area
 Table Tennis	 Yoga Meditation	 Basketball Court	 Restaurant/Hotel
 Tennis Court	 Volleyball Court	 Guest Rooms	

DISCOVER A NEW WAY OF LIFE IN OUR *meticulously* CRAFTED HAVEN