



BE A PART OF TOMORROW'S
ICONIC LANDMARK



Luxury Plotted Development
at Kadthal,
Maisigandi, Srisailam Highway





CEO'S MESSAGE



Mr. SHAIK AKBAR
MANAGING DIRECTOR & CEO

As the Managing Director & CEO of Googee properties, Shaik Akbar has been excelling in his area of expertise. Graduating from Nizam College, Hyderabad, holding a degree in BSc(MPC) and MBA degree from AV College, Hyderabad, Telangana, has proven his management skills at work.

After working for 12 years in ICICI Prudential as an Associate Regional Manager, he started Googee Properties Private Limited in 2017. Throughout his career, he has been consistently recognized and has received many awards for his leadership and entrepreneurial accomplishments.

GOOGEE PROPERTIES PVT. LTD. reflects the image of a trusted brand with a philosophy of creating value for its customers every step of the way. Our vision is to demonstrate our leadership in real estate development through design innovation, superior craftsmanship, sensitivity and responsiveness to the needs of our customers. With this vision, we plan to fulfill our customers' dreams without wavering from our philosophies.

GOOGEE PROPERTIES PVT. LTD. is determined to bring to you superior quality of life and an excellent standard of living with the help of technologically and architecturally sound real estate structures. Whether you are a first-time property buyer or a regular investor with a diverse investment portfolio, you can find what you want in our unique property collections.



THE PERMANENT ADDRESS FOR YOUR TRUST...

Located in Kadthal, Maisigandi, a suburb with one of the fastest appreciation rates in Hyderabad, Googee Pharma Township is a premium residential plotted development on the NH 765 (Srisailem Highway).

Spread over pollution-free acres of land -this highway facing venture- comprises a well-developed green campus of thoughtfully demarked plots connected by well-laid BT roads. Conceived to be a vibrant gated community with multiple amenities for recreation & leisure, it offers world-class pursuits for you and your family to experience. The clubhouse, swimming pool, party lawns, yoga/ meditation hall, the outdoor and indoor gaming facility - something is exciting for every member of the family.

The localities surrounding the project has been well-developed due to its proximity to the proposed Hyderabad Pharma City. Situated adjacent to Srisailem Highway (proposed for up-gradation to 8 lanes), Googee Pharma Township assures its residents of excellent infrastructure facilities and unparalleled connectivity to prominent localities and upcoming IT parks. With multi-faceted growth and necessary approvals in place, investing in plots at Googee Pharma Township is bound to yield assured returns.

Build your dream home and live away from the crowded city yet close to the heart of the world's largest integrated pharmaceutical cluster - Hyderabad Pharma City.

“ AN IDEAL INVESTMENT OPTION HAVING THE PERFECT INGREDIENTS FOR ASSURED RETURNS. ”


PRANITHA SUBHASH
Brand Ambassador



EXPERIENCE PURE HAPPINESS

Googee Pharma Township welcomes you with a regal entrance arch. When you enter your home here, you can experience serenity - a stark difference from the bustling outside environment.

The project aims to provide you with assured returns that will help secure the future of your family while providing home buying solutions that will be the envy of your family and friends. Googee Pharma Township, nestled on Vaastu-compliant land, presents a whole new perspective on a luxurious lifestyle. A sophisticated clubhouse with world-class features, including a large swimming pool with deck, play area for children, jogging track, and outdoor sports zone, is located among beautifully manicured greens.

This rejuvenating ambience assures leisure and relaxation for your family. We invite you to begin living up to a realistic vision of your envisioned life.



**REDEFINING
THE PLEASURES OF
URBAN LIVING.**





Coming up in Kadthal, Maisigandi, in Rangareddy district, Hyderabad Pharma City (HPC) is a flagship initiative of the Telangana government. It will be a world-class industrial city focussing on the development and production of affordable and quality medicines.

HPC is the world's largest integrated cluster for pharmaceutical businesses, emphasising research, development and manufacturing. Given its national and international significance, the government of India designated the cluster as a National Investment and Manufacturing Zone (NIMZ).



HYDERABAD PHARMA CITY



PROGRESS AND FUTURE

The government has already acquired 8,400 acres for the project. The entire project is planned in three phases, spread over 19,333 acres, and completed by 2025, as per the HPC master plan.

Hyderabad Pharma City is well on its way to realising its vision of setting a new international benchmark for the pharmaceutical value chain & striving to improve global health security through affordable & innovative products.

WHAT DOES THIS MEAN FOR YOU AS AN INVESTOR IN GOOGEE PHARMA TOWNSHIP?



- Googee Pharma Township's strategic location in the vicinity of the world's largest integrated pharmaceutical cluster drives the investment here to the next level.



- With the state-of-the-art infrastructure and amenities of such a progressive neighbourhood, the location becomes sophisticated and valuable, thus becoming more desirable for investors.



- The location will have excellent transport links, good schools, and an upscale community that will appeal to the younger generation of investors who form the majority of home buyers.





**9535 Acres R&D
and Ancillary Hub
International Standard
Pharma University**

HIGHLIGHTS

Shared Infrastructure

Enhanced Health Care System

Symbiotic Clustered
Approach to the Plan

World-class Pharma University

13030 Acres Area for Industrial Use

District Level Infrastructure

33% Green Area

Afforestation Supplementing
Telangana's Haritha Haram
Programme



Hyderabad Pharma City Companies

 **NOVARTIS**

SANOFI 

 **GlaxoSmithKline**

 **Mylan**[®]

 **GE Healthcare**

 **BHARAT
BIOTECH**

 **AUROBINDO**

 **GVK BIO**

 **HETERO**

Dr.Reddy's 

 **NATCO**

Johnson & Johnson

 **LAURUS Labs**

LONZA

 **BE**
Biological E. Limited

 **AMRI**[®]
Albany Molecular Research Inc.



**Built on the concept of
Work, Live, Learn and Play,**

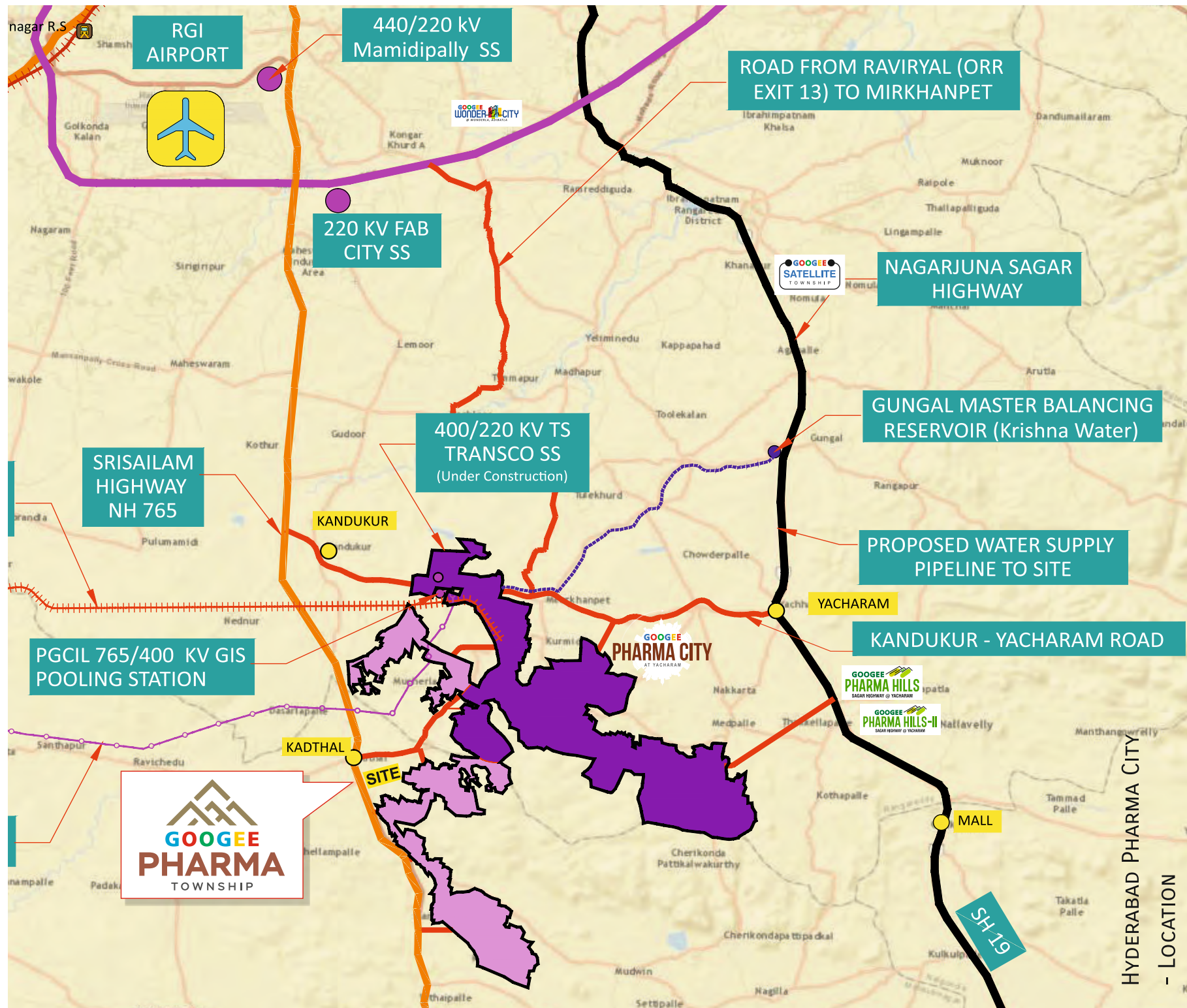
Hyderabad Pharma City offers Integrated Cluster Benefits through economy of scale and helps cost optimization for tenant industries.

The government of Telangana State announced 350 companies had approached the government seeking land in Pharma City, and 150 of those companies will be allotted land in the first phase.



A distinct world of formulations!

Hetero's one of India's largest
finished dosage SEZ located near Hyderabad.



GOOGEE Pharma Township - Location Highlights

- The project is along the **Kandukur-Yacharam Road** - This road connects both Srisailem Highway and Nagarjunasagar Highway. It is proposed for up-gradation to 8 lanes.
- Srisailem Highway:** The NH-765 runs 6 km west of Pharma City and connects the region to Hyderabad.
- Rajiv Gandhi International Airport:** Airport is located 21 km to the north of Pharma City Site.
- Nagarjunasagar Highway:** This is SH-19 that connects Hyderabad to Nagarjunasagar. It is an existing 2-lane road proposed for up-gradation to 4 lanes.
- The nearest railway station is **Shadnagar Railway Station**.
- A proposed rail spur line near **Vaikunta Tanda** is being planned 20 min from the project.
- Hyderabad Outer Ring Road** - The ORR connects Srisailem Highway and Nagarjuna Sagar Highway to various parts of Hyderabad.



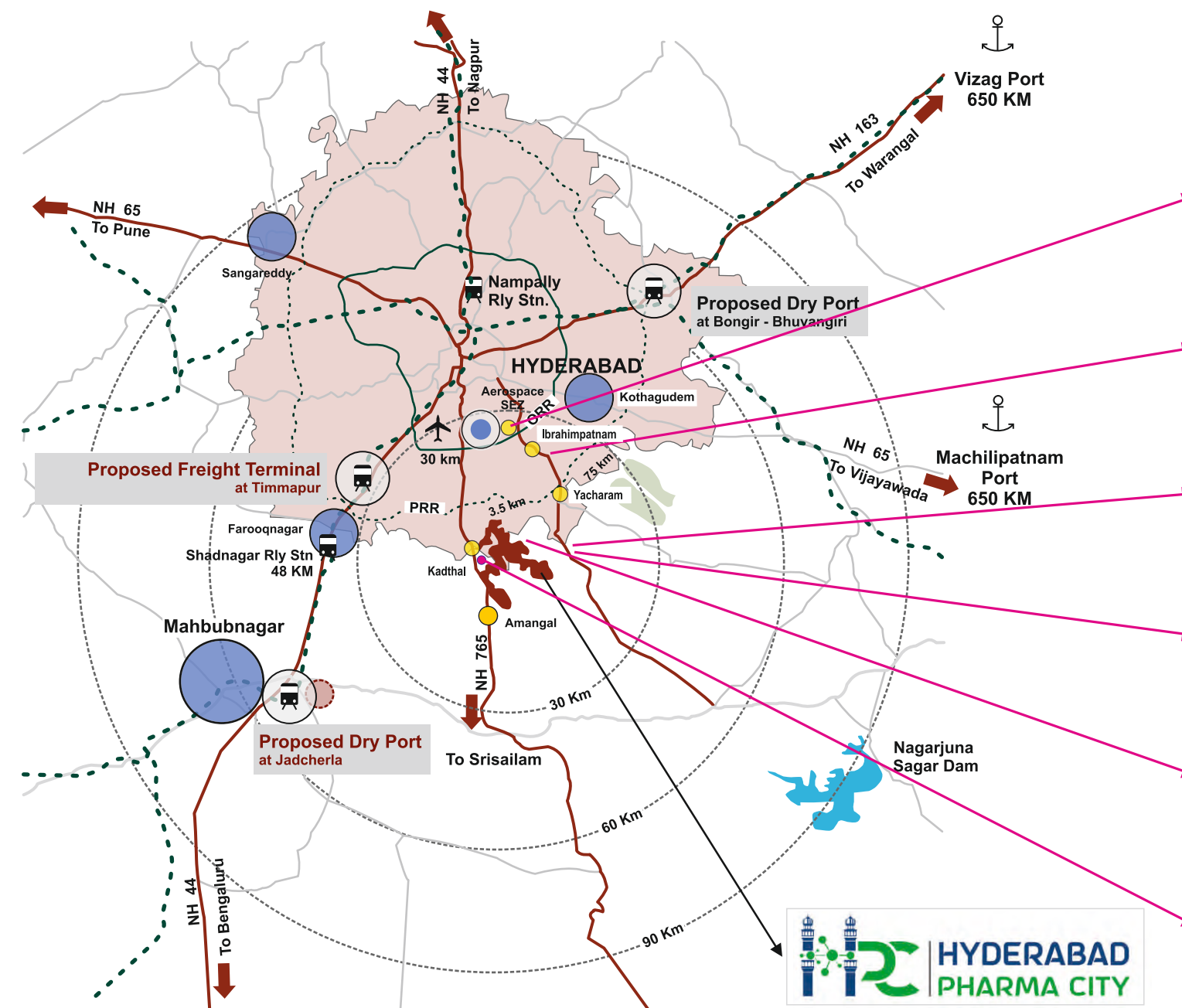
AN UNPARALLELED LOCATION WITH SMART CONNECTIVITY



Road connecting Mahisamma (Maisigandi) and Ekkuvapally:

This single lane village road connects Srisailem Highway to the northern part of HPC proposed for R&D and Ancillary Hub and runs for a distance of 2 km through the site.

- Along NH 765 - Srisailem Highway and State Highway 19- Nagarjuna Sagar Road
- 28 Km - The south of express highway / Nehru Outer Ring Road
- 25 Km - Rajiv Gandhi International Airport
- 30 km - Proposed freight terminal
- 48 Km - Nearest Railway station at Shadnagar
- Rail-road connectivity with major regional growth centers – Hyderabad, Bangalore, Nagpur, Warangal, Vijayawada, Vishakhapatnam, Pune



Our PRESENCE





GOOGEE PHARMA TOWNSHIP

WITNESS a Spectacular Transformation in your neighbourhood!

LOCATION MAP NOT TO SCALE

GOOGEE PHARMA TOWNSHIP

GOOGEE PROPERTIES

GOOGEE OFFICE

GOOGEE PHARMA HILLS-II

GOOGEE PHARMA HILLS

GOOGEE SATELLITE TOWNSHIP

GOOGEE CITY

GOOGEE PHARMA CITY

GOOGEE PHARMA HILLS-I

GOOGEE PHARMA HILLS-III

GOOGEE PHARMA HILLS-IV

GOOGEE PHARMA HILLS-V

GOOGEE PHARMA HILLS-VI

GOOGEE PHARMA HILLS-VII

GOOGEE PHARMA HILLS-VIII

GOOGEE PHARMA HILLS-IX

GOOGEE PHARMA HILLS-X

GOOGEE PHARMA HILLS-XI

GOOGEE PHARMA HILLS-XII

GOOGEE PHARMA HILLS-XIII

GOOGEE PHARMA HILLS-XIV

GOOGEE PHARMA HILLS-XV

GOOGEE PHARMA HILLS-XVI

GOOGEE PHARMA HILLS-XVII

GOOGEE PHARMA HILLS-XVIII

GOOGEE PHARMA HILLS-XIX

GOOGEE PHARMA HILLS-XX

GOOGEE PHARMA HILLS-XXI

GOOGEE PHARMA HILLS-XXII

GOOGEE PHARMA HILLS-XXIII

GOOGEE PHARMA HILLS-XXIV

GOOGEE PHARMA HILLS-XXV

GOOGEE PHARMA HILLS-XXVI

GOOGEE PHARMA HILLS-XXVII

GOOGEE PHARMA HILLS-XXVIII

GOOGEE PHARMA HILLS-XXIX

GOOGEE PHARMA HILLS-XXX

HYDERABAD PHARMA CITY 1 MIN

OUTER RING ROAD 15 MIN

FAB CITY 15 MIN

TCS ADIBATLA 20 MIN

WONDERLA 20 MIN

INTERNATIONAL AIRPORT 25 MIN

TAJ FALAKNUMA 30 MIN

LB NAGAR - METRO 45 MIN



AVENUE PLANTATION



WATER HARVESTING PIT

PROJECT HIGHLIGHTS

100% VASTHU COMPLIANT

AVENUE PLANTATION

APPROVED LAYOUT

100% CLEAR TITLE

FLOURISHING LOCATION

FOOL-PROOF SECURITY

RESIDENTIAL NEIGHBOURHOOD



80, 40 & 33 FEET WIDE BT ROADS

Googee Pharma Township offers its residents a bouquet of amenities that come together to make a truly luxurious life.

Quality is what drives the way forward for Googee Pharma Township. Innovative features with modern day amenities are the hallmark of our project. You can relax, refresh and unwind in grandiose surroundings and cherish each moment in your own piece of royalty and feel empowered to take on the world.

Googee Pharma Township promises a fulfilling lifestyle which is a combination of luxurious living, state-of-the-art architectural technology, recreational facilities and excellent infrastructure. These elegant homes ensure that every resident experiences a tranquil life and yet be connected to the city.



CHILDREN PLAY AREA



OVER HEAD TANK



STREET LIGHTS



COMPOUND WALL

GOOGEE
PHARMA
TOWNSHIP



Googee Pharma Township is a magnificent property that offers deluxe residential plots in a prestigious neighbourhood. This project will radiate refinement and grandeur from every perspective, with a larger-than-life ambience. Its prestigious address allows you to live a comfortable and welcoming life.

Googee Pharma Township offers you the finest of everything, whether you choose to stroll around the lush landscaped gardens or enjoy a game with your loved ones. The exclusive clubhouse will have a variety of top-notch amenities that ensure your exercise, recreation, and entertainment requirements will be addressed.

At Googee Pharma Township, immerse yourself in the world of the extraordinary.



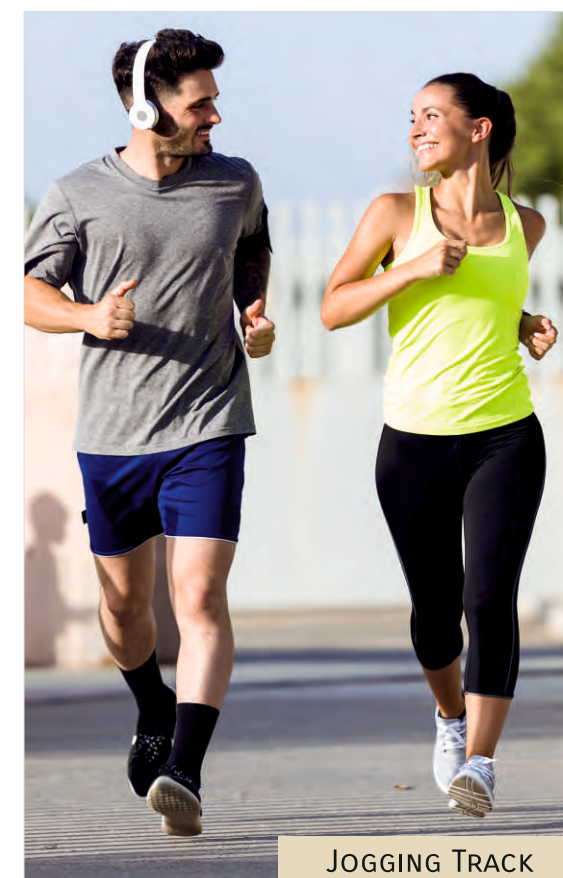
BADMINTON



24-HOUR SECURITY



LANDSCAPED GARDENS



JOGGING TRACK



CYCLING TRACK



UNDERGROUND DRAINAGE



UNDERGROUND ELECTRICITY



**Amenities that merge
a fine balance between
elegance and convenience**

FREE MEMBERSHIP TO
THE FAMILY OF PLOT OWNER *



Experience the luxury of vast open spaces, that encompasses the comfort of urban conveniences in a warm community setting.



Situated amidst naturally tranquil surroundings, the opulent clubhouse at Googee Pharma Township will offer facilities that ensure you, with your loved ones, appreciate the simple pleasures of life.

A fully equipped gym, a swimming pool to relax, a children's play area, an indoor lounge with a pool table, and table tennis are all available to members for free. You have the perfect opportunity to spend quality time

with friends and family -reminiscing and creating new experiences. This spacious clubhouse will be a beautiful fusion of the beauty of nature with the modern conveniences of urban living. Endowed with the latest amenities, the club will guarantee you a euphoric and stress-free life.

Grab this opportunity and invest in your piece of the bliss!

* Conditions Apply

GOOGEE RESORT



PARTY HALL

A new way of life beckons you here. As you spend wonderful days in the company of like-minded neighbours.



RESORT PRIVATE ROOMS



GOOGEE PHARMA TOWNSHIP



BASKETBALL COURT

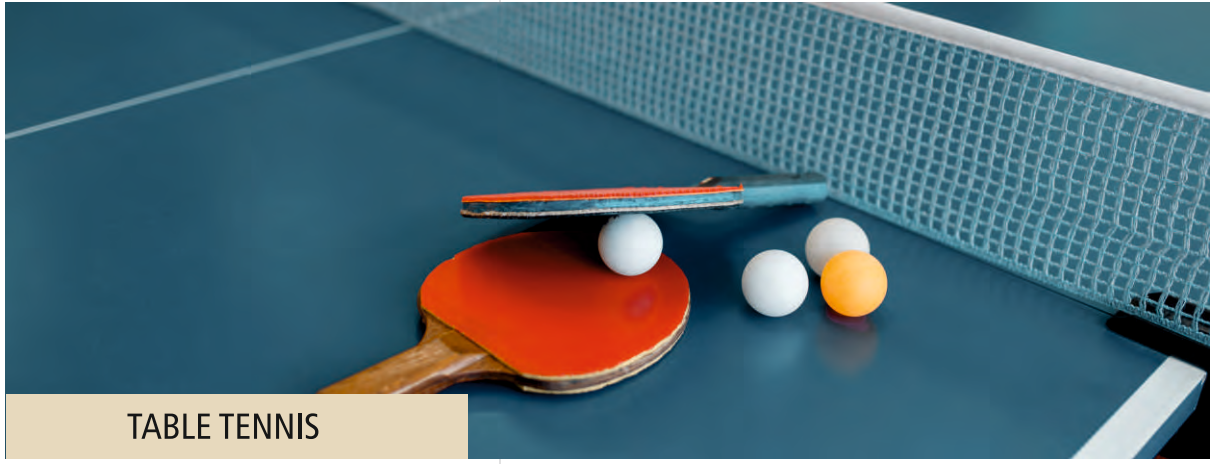


TABLE TENNIS



CLUBHOUSE





SWIMMING POOL



Relive life's precious moments while creating new memories.



BADMINTON COURT



SNOOKER



TENNIS COURT



Premium Homes from the Specialists

about COMPANY

Since its inception, Googee Properties has strived for benchmark quality, uncompromising business ethics and transparency, timeless values, extensive research, the latest construction technology, and a beneficial customer-centric approach. The strength of our group lies in our immensely experienced and knowledgeable team of architects, engineers, and landscaping consultants.

We have set a benchmark for delivering projects in time with innovation, groundbreaking technologies to meet the needs of clients. We have the right skill in providing solutions and achieving expectations in a well-timed manner with flawless execution. Thus, with a single-minded commitment, we have evolved into a name that is synonymous with trust, innovation, quality and customer satisfaction.



OUR SUCCESS PRINCIPLES!

ON-TIME DELIVERY

IMPECCABLE SERVICE

SUPERIOR QUALITY

UNBREAKABLE TRUST

SOCIALLY RESPONSIBLE

INNOVATIVE TECHNOLOGY

UNCOMPROMISING ATTITUDE

ENVIRONMENTALLY CONSCIOUS



VISION

To become a leading player in Real estate development and to become a trusted brand that can be associated with capability to execute any major project with professional ethics, expertise, while upholding customer eccentricity and superior quality.

MISSION

- To deliver best Real estate projects in the region, upholding highest standards of professional ethics, technical expertise and value for customers.
- To develop superior quality residential and commercial properties at affordable prices, deliver value for money and achieve customer satisfaction.
- To earn customer loyalty and trust to build a long relationship To be a responsible real estate developer and comply with all safety, environment and legal requirements.
- To empower, enable, enrich and benefit all stake holders' i.e. customers, business associates, investors, state, country and society at large.

POLICY

- We aim to provide a holistic approach towards real estate services. It is our policy to strive for long-term relationships to support, care and provide opportunities to everyone.
- We ensure our clients accomplish and achieve their dreams of having an affordable and comfortable home.



**A Reliable Company
- innovation & commitment
in every day life.**



Homes that offer a Global Lifestyle.

“Googee Properties has become a name to be reckoned with in the Hyderabad real estate sector.”



Our Projects



ONGOING

GOOGEE PHARMA HILLS
SAGI NEEMET @ YACHARAM

VILLA OPEN PLOTS

A home here is a dream come true!

GOOGEE PHARMA HILLS-II
SAGI NEEMET @ YACHARAM

COMMERCIAL & VILLA OPEN PLOTS

A home here is a dream come true!

GOOGEE KCR MEADOWS

GOOGEE PROPERTIES

THE FUTURE OF URBAN LIVING
@ BIRABHADRAM

GOOGEE SATELLITE TOWNSHIP
- a city within a city -

INTEGRATED TOWNSHIP WORLD-CLASS FEATURES PERFECT LOCATION

GOOGEE RRR CITY
@ CHOUTUPPAL
VIJAYAWADA HIGHWAY FACING

GOOGEE HILLTOP CITY
@ BALAPUR

GOOGEE PHARMA TOWNSHIP

BE A PART OF TOMORROW'S ICONIC LANDMARK

Luxury Plotted Development
at Kasthral, Marogandi, Srisaibam Highway

COMPLETED

YADADRI PEARL CITY

A place where happiness dwells

SPOT REGISTRATION

T.L.P. No. 2/2019/DTCPO/YDRB
T.L.P. No. 3/2019/DYCP0/YDRB

ROYAL CITY

experience the joy of blissful living

SPOT REGISTRATION

First step towards a Secured Tomorrow

LP No. 000291/LD/plg/HMDA/2019

KINGS FARM MEADOWS

experience the joy of blissful living

SPOT REGISTRATION

First step towards a Secured Tomorrow

ROYAL CITY-2

experience the joy of blissful living

SPOT REGISTRATION

First step towards a Secured Tomorrow

Dollar City
NEAR ADIBATLA

GOOGEE FILMCITY
Near RAMOJI FILM CITY

Invest TODAY and enjoy a beautiful TOMORROW!

LP No. 000150/LO/PLG/HMDA/2019

GOOGEE PHARMA CITY
AT YACHARAM

It's all about... Living peacefully

ONE OF THE BIGGEST SINGLE LP PROJECT IN TELANGANA

GOOGEE PROPERTIES PVT. LTD.

PREMIUM OPEN VILLA PLOTS

GOOGEE WONDER CITY
@ WONDERLA, ADIBATLA

Equipped with many years of rich market expertise, GOOGEE PROPERTIES PVT. LTD. has delivered its respected clientele a premium living experience with state-of-the-art housing infrastructure at prime locations.

GOOGEE PHARMA CITY-II
AT YACHARAM

It's all about... Living peacefully



GOOGEE PHARMA TOWNSHIP

GOOGEE PHARMA TOWNSHIP

GOOGEE PHARMA TOWNSHIP is a premium residential plotted development situated right on the Srisailem Highway, in Maisigandi. This magnificent project is a luxurious and eco-friendly venture with well-delineated residential plots, comfortably spread across verdant pollution-free land.

The premises boasts of several state-of-the-art amenities like a swimming pool, clubhouse, outdoor gymnasium, park, playground, jogging track, 24/7 Security and many more. There are prominent schools, colleges, and other necessary facilities in the area, perfect for those seeking a holistic lifestyle.

GOOGEE PROPERTIES

Premium Homes from the Specialists

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AN ISO 9001-2015 Certified Company

CORP. OFFICE : JMR Jagini Plaza, 2nd Floor,
Near Victoria Memorial Metro Station,
Green Hills Colony, Kothapet, Hyderabad - 500035,
Telangana State, INDIA.

OUR BRANCHES :

UPPAL | SANTHOSH NAGAR | BN REDDY COLONY

info@googeeproperties.com | www.googeeproperties.com



CONTACT :

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.



CONCEPT,
DESIGN & PRINT
CRYSTAL
COMMUNICATIONS
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