

## SITE DEVELOPMENTS



### *The Smartest Investment You'll Make*

Nestled near Bharat Future City and seamlessly connected by the Srisaillam Highway, upcoming Green Corridor Metro and Regional Ring Road, GOOGEE ELITE FUTURE CITY – a villa plot project – promises a stake in the future. With premium infrastructure, a resort lifestyle, and unbeatable location advantages, there's no better time to own your piece of tomorrow.

#### Googee Elite Future City - Location Advantages

- |  |   |
|--|---|
| <p><b>Effortless Connectivity</b></p> <ul style="list-style-type: none"> <li>● Srisaillam Highway (NH 765)</li> <li>● Outer Ring Road</li> <li>● Rajiv Gandhi International Airport</li> </ul> | <p><b>Proposed Future Developments</b></p> <ul style="list-style-type: none"> <li>● Bharat Future City</li> <li>● Green Pharma City</li> <li>● Metro &amp; Greenfield Radial Road Connectivity</li> <li>● Regional Ring Road</li> </ul> |
|--|---|

**Come, invest in where Hyderabad is heading next.**



#### Corporate Office :

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

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#### CONTACT :

NOTE :  
This is only for information,  
not a standard offer.  
Terms and conditions apply.



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*Invest Ahead of the Curve*

FACING HYDERABAD - SRISAILAM HIGHWAY

**PREMIUM  
VILLA PLOTS  
KADTHAL**



**Mr. SHAIK AKBAR**  
CHAIRMAN  
GOOGEE GROUP

Mr. Shaik Akbar, the visionary chairman of Googee Properties, exemplifies excellence in his field. With a Master of Business Administration from AV College, Hyderabad, Telangana, he laid the foundation for his remarkable journey in real estate.

Mr. Shaik Akbar's career began with over 12 years of service at ICICI Prudential Life Insurance, where he honed his expertise in sales and customer service while building relationships across diverse segments of society. This experience ignited his aspiration to create an enterprise that could provide unparalleled growth opportunities.

Driven by this vision, he established Googee Properties Pvt. Ltd., rallying successful professionals from various industries to join him in transforming the real estate market. From a modest team of three, Googee Properties now boasts a strong network of over 16,000 business associates.

Recognized as a multiple award-winning company for its innovation and customer-centric services, Googee Properties thrives under Mr. Akbar's guidance. His exceptional contributions earned him the prestigious 'Business Connect - CEO of the Year 2020' award.

Beyond transforming the real estate sector, Mr. Shaik Akbar is committed to societal empowerment, creating financial independence and employment opportunities. His inspiring leadership continues to redefine the industry, enabling countless individuals to achieve their dreams while leaving an enduring legacy.

**“TAKING RIGHT DECISION  
AT THE RIGHT TIME.”**

## FUTURE READY



**Welcome to a rare opportunity in Kadthal — a premium villa plots development nestled close to the upcoming Bharat Future City.**

Set in a serene, well-connected neighbourhood, GOOGEE ELITE FUTURE CITY blends the aspirations of future growth with the comfort of a peaceful life. With Srisailam highway (NH 765) at your doorstep and major industrial corridors taking shape nearby, this location is primed for exponential returns.

Yet, beyond the investment potential lies something far more valuable — time. Time to slow down with your family, walk under shaded trees, host your neighbours, or simply enjoy the openness of your own plot. Whether you're building a dream home or making a smart move, here's where both worlds align.

*Live the Dream You've Envisioned*



# HYDERABAD 4.0 - BHARAT FUTURE CITY

*The Heart of South Hyderabad's Growth Story*

- Telangana has approved a **765 sq km Future City** at Mucherla
- Envisioned as **India's First Net-zero Smart Industrial City**
- Governed by the Future City Development Authority (**FCDA**)
- Connectivity : an **internal metro line** and **Bus Rapid Transit Systems**
- Zones will include AI, life sciences, electronics manufacturing, electric vehicles, energy storage, tourism, entertainment, film production, health, and knowledge infrastructure



*The 'future city' would be promoted as an attractive investment destination in the world. It will be better than New York, featuring world-class infrastructure, a 330-foot radial road and metro access."*

**Shri. A. Revanth Reddy**  
Chief Minister of Telangana

## KEY HIGHLIGHTS



### METRO CONNECTIVITY



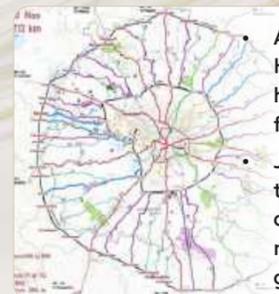
Proposal to expand the Metro Rail by 40 km, from the airport to the Skills Development University in Future City

### 330-foot RATAN TATA RADIAL ROAD



- Telangana government to lay 41.5-km Ratan Tata Road at a cost of ₹4,030 cr.
- The road will pass through six mandals —including Kadthal, covering 14 villages in Rangareddy district.
- It will connect ORR Exit No.13 to Akuthotapalli village in Amangal mandal in Ranga Reddy District.

### REGIONAL RING ROAD



- A 340 km expressway circling Hyderabad, linking major highways & districts for faster, congestion-free travel.
- Just 10 min from the project, the RRR will enhance value and attract businesses, making the area a high-growth investment zone.

### GREEN PHARMA CITY



- Green Pharma City will be a single-stop destination for drug manufacturing, biotech, and life sciences companies.
- It has secured ₹11,100 cr. in investments, creating over 22,300 jobs.

## PROPOSED LAND ALLOTMENTS :

Total Project Area: 765 Sq Kms  
Acquired: 13,972 acres | Land Pooling: 16,000 acres

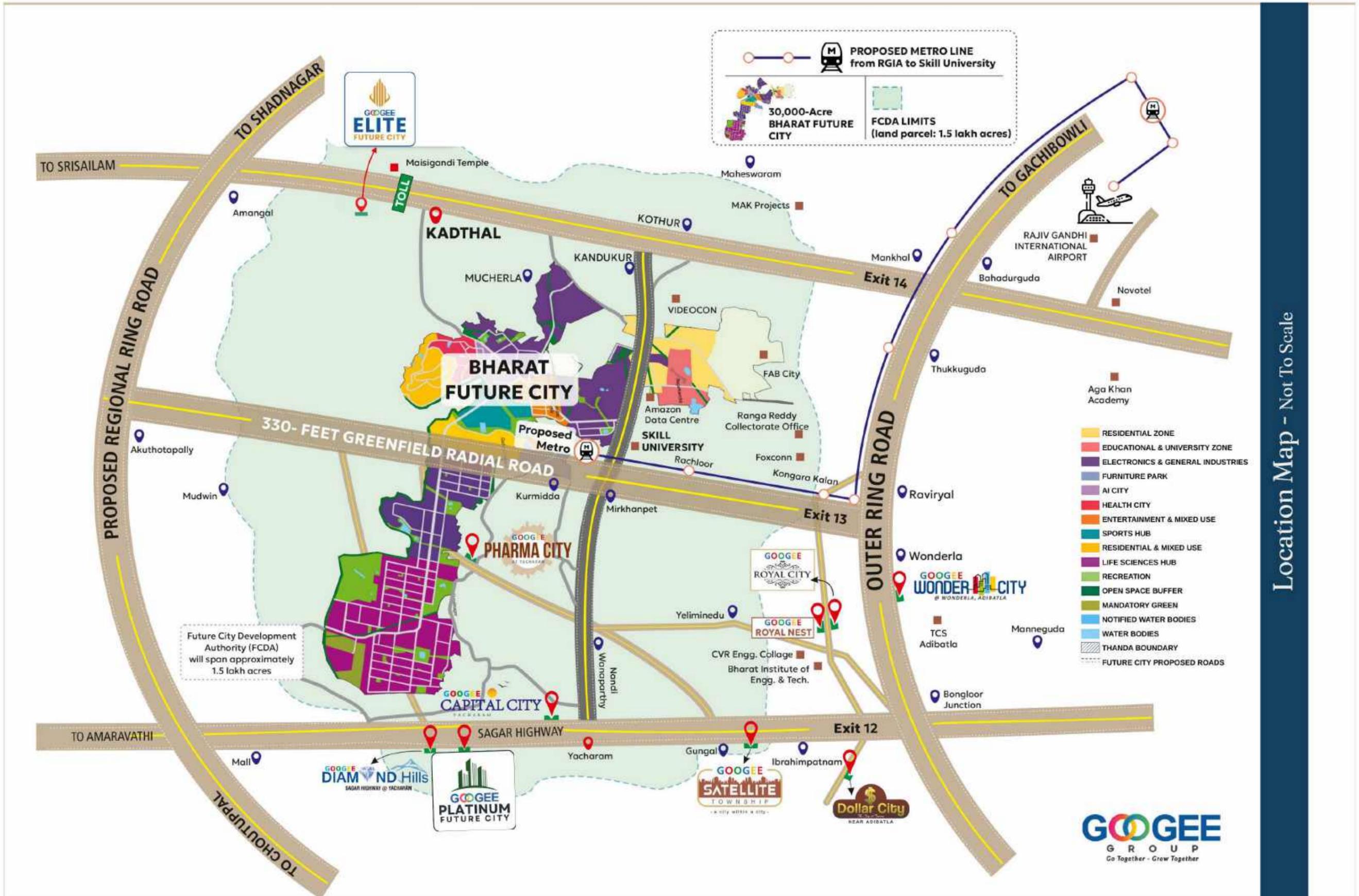


“Future City will place Telangana on the global innovation map — a hub where technology, healthcare, and sustainability thrive together.” – Hon. CM of Telangana

*Your gateway to the fastest-growing investment hub in Telangana.*



# Googee Ventures In The Heart Of BHARAT FUTURE CITY



Location Map - Not To Scale

## SEAMLESS LIVING

Watch weekends turn into memories. Children laugh in play areas while parents enjoy walks along tree-lined paths. Neighbours gather in landscaped parks, and safety is never a question thanks to 24/7 security and surveillance.

Here, comfort isn't a bonus — it's built-in.

### *Designed to Make Life Effortless*



**GOOGEE**  
GROUP  
Go Together - Grow Together

- Majestic Entrance Gate
- Secure Compound Wall
- Solar Street Lights
- Avenue Plantation
- 60', 40' And 33' BT Roads
- 24-hour Water Supply
- Underground Drainage
- Electrical & Fiber Optic Cable
- CCTV Surveillance
- Children Play Area
- Overhead Water Tank
- Well-laid Walkways
- Landscaped Parks
- Eco-friendly Development
- 24/7 Security System
- World-class Resort
- Ample Open Space
- Rainwater Harvesting Pits

## Project Highlights



Life here isn't just about the land — it's about what comes with it. Picture weekends spent in the pool with your kids, quiet evenings playing snooker, or hosting parties that feel like mini getaways. The clubhouse and resort area are crafted to elevate everyday living. It's your own social space, leisure zone, and relaxation retreat, all rolled into one. With exclusive resort access, it's not just where you live — it's where you thrive.



*Every Day Feels Like a Holiday*



CLUBHOUSE  
SWIMMING POOL  
PARTY HALL

RESORT PRIVATE ROOMS  
TABLE TENNIS  
BASKETBALL COURT

SNOOKER  
TENNIS COURT  
BADMINTON COURT

## CLUB AMENITIES

Free Membership to GOOGEE Resort

## PRIME DEVELOPMENTS

Our projects stand as a testament to thoughtful planning and quality execution. Located in prime destinations, these projects feature well-designed layouts, modern amenities, and excellent connectivity, offering residents a secure, comfortable, and rewarding lifestyle for generations.

*Our Legacy Stands Tall in Every Project*

### On Going Projects



IBRAHIMPATNAM  
INTEGRATED TOWNSHIP



YACHARAM  
PLOTTED DEVELOPMENT



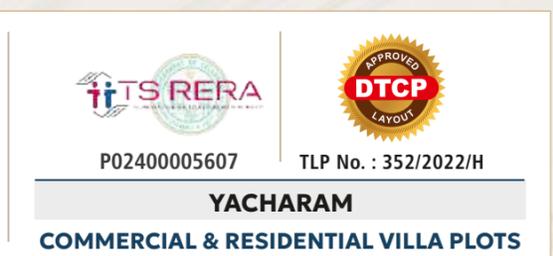
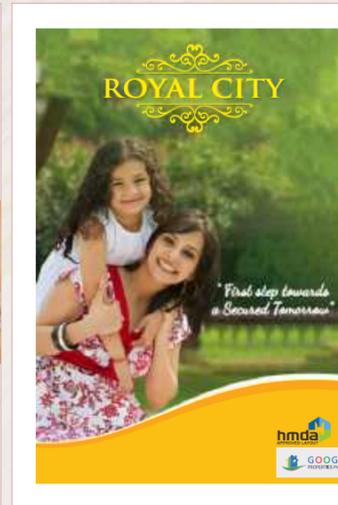
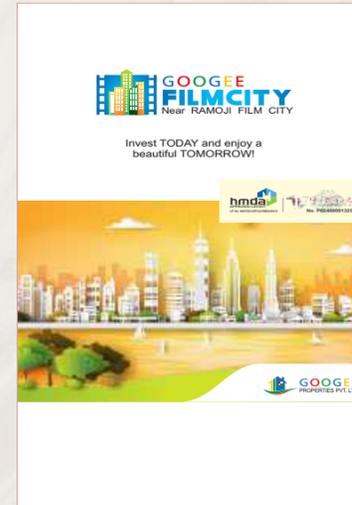
KADTHAL  
VILLA PLOTS

#### OUR PROJECTS :

- ARE HIGHWAY-FACING
- HAVE APPROVED LAYOUT
- ALSO COME UNDER FCDA

(Future City Development Authority, set up in March 2025)

The FCDA's jurisdiction covers land parcels around the Outer Ring Road, Srisaillam Highway, and Nagarjunasagar Highway, with a direct route to the Rajiv Gandhi International Airport.



### Completed Projects