

Premium Residential Plots In An Emerging Location



A MAGNIFICENT
LIVING EXPERIENCE
AT KADTHAL,
SRISAILAM HIGHWAY



Immerse yourself in verdant open spaces
& natural serenity for a holistic life.

PREMIUM LIFESTYLE AMENITIES

Due to its proximity to Hyderabad Pharma City, Kadthal is on its way to being a premier investment destination. MAGADHA, a superbly planned and executed development project from INDOQATAR, is located here.

MAGADHA is a premium residential plot project set amidst a verdant and tranquil environment offering well-defined plots on a DTCP-approved layout along with a host of fitness and recreational amenities ideal for a rejuvenating lifestyle. Adding to the tranquility of Magadha, this picturesque layout has a 40' statue of Lord Shiva. Each plot in MAGADHA is in accordance with vastu, has a clear title and is ready for immediate registration. Meticulously designed wide black-top roads, stylish street lighting, tiled walkways, access to electricity and groundwater, and a pollution-free environment are all hallmarks of this development. In addition to peaceful views, clean air, and no pollution, the project offers landscaped lawns, a fully-loaded clubhouse, a pristine swimming pool, round-the-clock security, and other outstanding features, so you and your family can lead a peaceful and comfortable life.



- ▶ A Grand Entrance Arch
- ▶ DTCP Approved Layout
- ▶ 40' Lord Shiva Statue
- ▶ 100% Vasthu
- ▶ 60', 40', & 33' Internal Roads
- ▶ Children's Play Area
- ▶ Avenue Plantation
- ▶ Overhead Water Tank
- ▶ Modern Outdoor Swimming Pool
- ▶ Amusement Park
- ▶ Underground Drainage System
- ▶ Round-the-clock Security
- ▶ Jogging track
- ▶ Landscaped Park With Gazebos



CLUBHOUSE AMENITIES

- Clubhouse with 20 Deluxe and 5 Suite Rooms
- 500-seating Convention Centre
- Kitchen and Dining: A 120-seat restaurant
- For corporate meetings, there is a boardroom with a capacity of 30 people.
- 150-person event hall or ballroom
- Adventure & Sports: Slides, trampolines, go-karting, giant wheel, dashing cars, etc.
- Small Outdoor Theatre
- Small Shopping Centre
- Indoor Games
- Open Air Gymnasium
- 2 small movie theatres (10–15 seats) with a refreshment area
- INDOQATAR Resort Office (less than 1000 sq. ft.)



OUR PRESTIGIOUS PROJECTS





MAGADHA is located 2 minutes from the
WORLD'S LARGEST INTEGRATED CLUSTER
FOR PHARMACEUTICAL INDUSTRIES

HYDERABAD PHARMA CITY HIGHLIGHTS

- ▶ Shared Infrastructure
- ▶ Enhanced Health Care System
- ▶ Symbiotic Clustered Approach to the Plan
- ▶ World-class Pharma University
- ▶ 13030 Acres Area for Industrial Use
- ▶ 9535 Acres R&D and Ancillary Hub
- ▶ District Level Infrastructure
- ▶ 33% Green Area
- ▶ International Standard Pharma University
- ▶ Afforestation Supplementing
- ▶ Telangana's Haritha Haram Programme



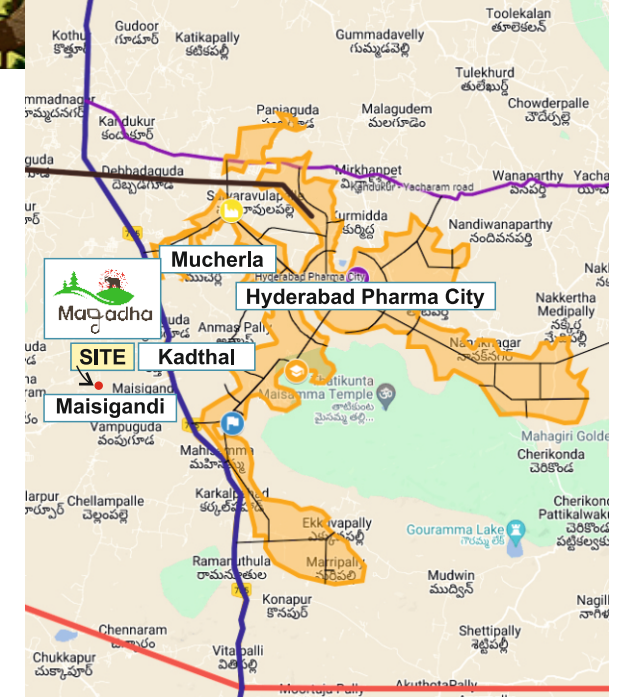
HYDERABAD PHARMA CITY PROGRESS

HYDERABAD PHARMA CITY (HPC) is a new international benchmark for smart and sustainable integrated industrial cities. With a total area of 19,333 acres, it covers Kandukur, Yacharam, and Kadthal mandals in Ranga Reddy district. HPC is intended to support pharmaceutical manufacturing and related activities with trade promotion infrastructure.

Envisioned on the concept of WORK, LIVE, LEARN, and PLAY, it offers integrated cluster benefits through economies of scale and helps optimise costs for tenant industries.

Hyderabad Pharma City is progressing well.

- The first phase of Pharma City will be developed on 9,212 acres of land.
- More than 400 companies will receive land.
- As per the plan, 6179 of the 9212 acres of land will be used for roads, electricity, and drainage purposes, which is almost complete.
- The first phase will also see the completion of pollution control systems and waste management projects.
- According to government sources, the life sciences sector in Telangana attracted ₹6,400 crores in investment from 215 companies in 2021–22.



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Pharma City, the largest pharmaceutical cluster in the world in the making, has received all the required clearances and is getting ready to be launched shortly. The works on the 19,000-acre project, which will help the pharma companies achieve economies of scale, are progressing rapidly.

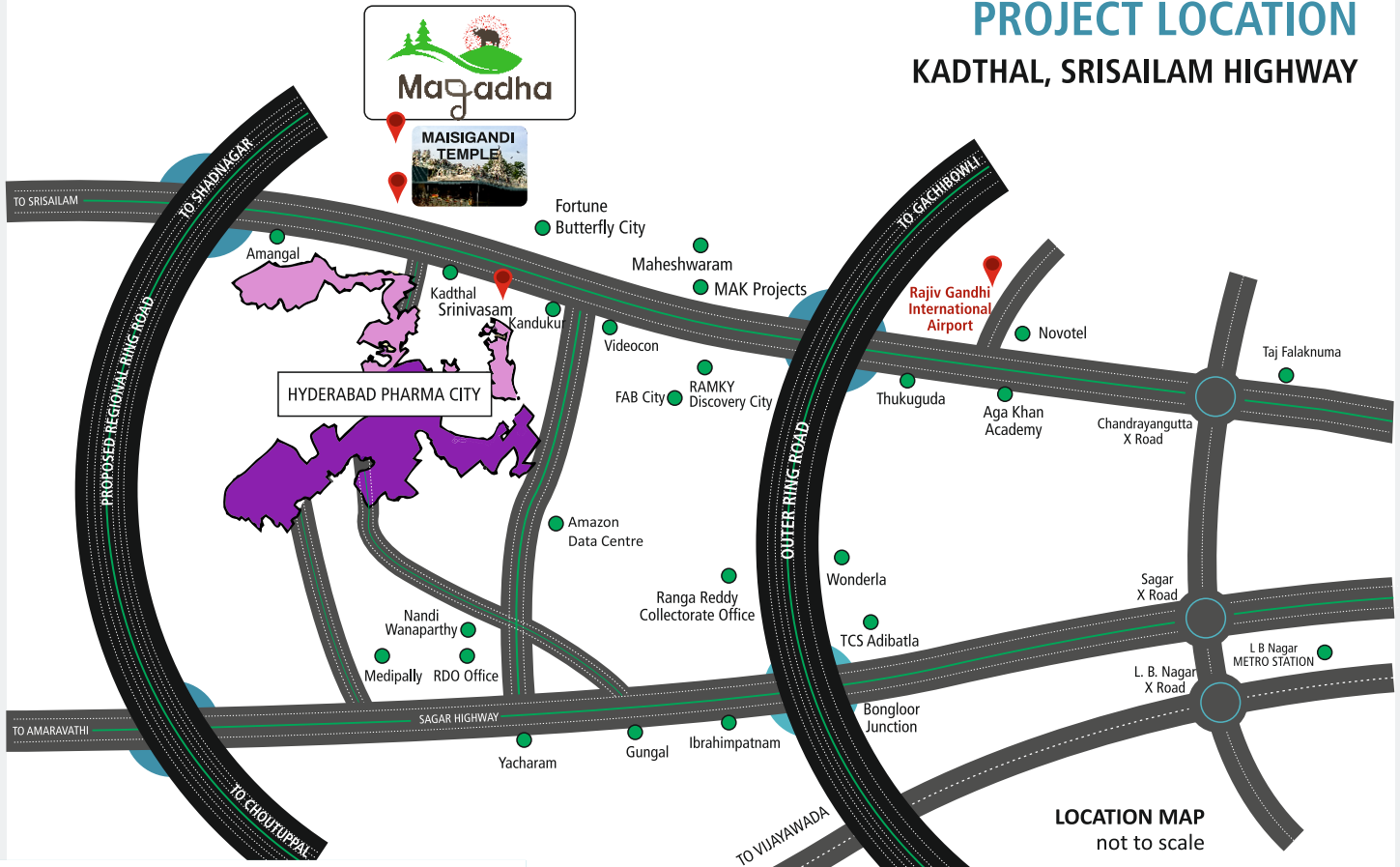
Shri. K.T. Rama Rao
Minister for Municipal Administration
& Urban Development, Industries & Commerce, and IT of Telangana



A desirable destination
for global life sciences companies



PROJECT LOCATION KADTHAL, SRISAILAM HIGHWAY



LOCATION HIGHLIGHTS

AN UNPARALLELED
INVESTMENT
OPPORTUNITY
IN AN EMERGING
DESTINATION



www.indoqatar.in

INDOQATAR PROJECTS PVT. LTD.

Plot No. 28, Sri Sai Soudha,
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MARKETED by



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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.