



FOUR FLATS, FOUR SEASONS OF SERENITY

DISCOVER BLISS IN EVERY SUNRISE,
SUNSET, AND STARRY NIGHT



*Bahiti is a part of 25 Acres Nile Valley Township



25 ACRES*

4 FLATS/FLOOR

NO COMMON WALL

10 FEET

GAP BETWEEN FLATS

GREEN BALCONIES

PLANTER BOXES TO BEAUTIFY THE
LANDSCAPING IN YOUR BALCONY


PREMIUM APARTMENTS AT
NILE VALLEY
CHANDA NAGAR - MADINAGUDA

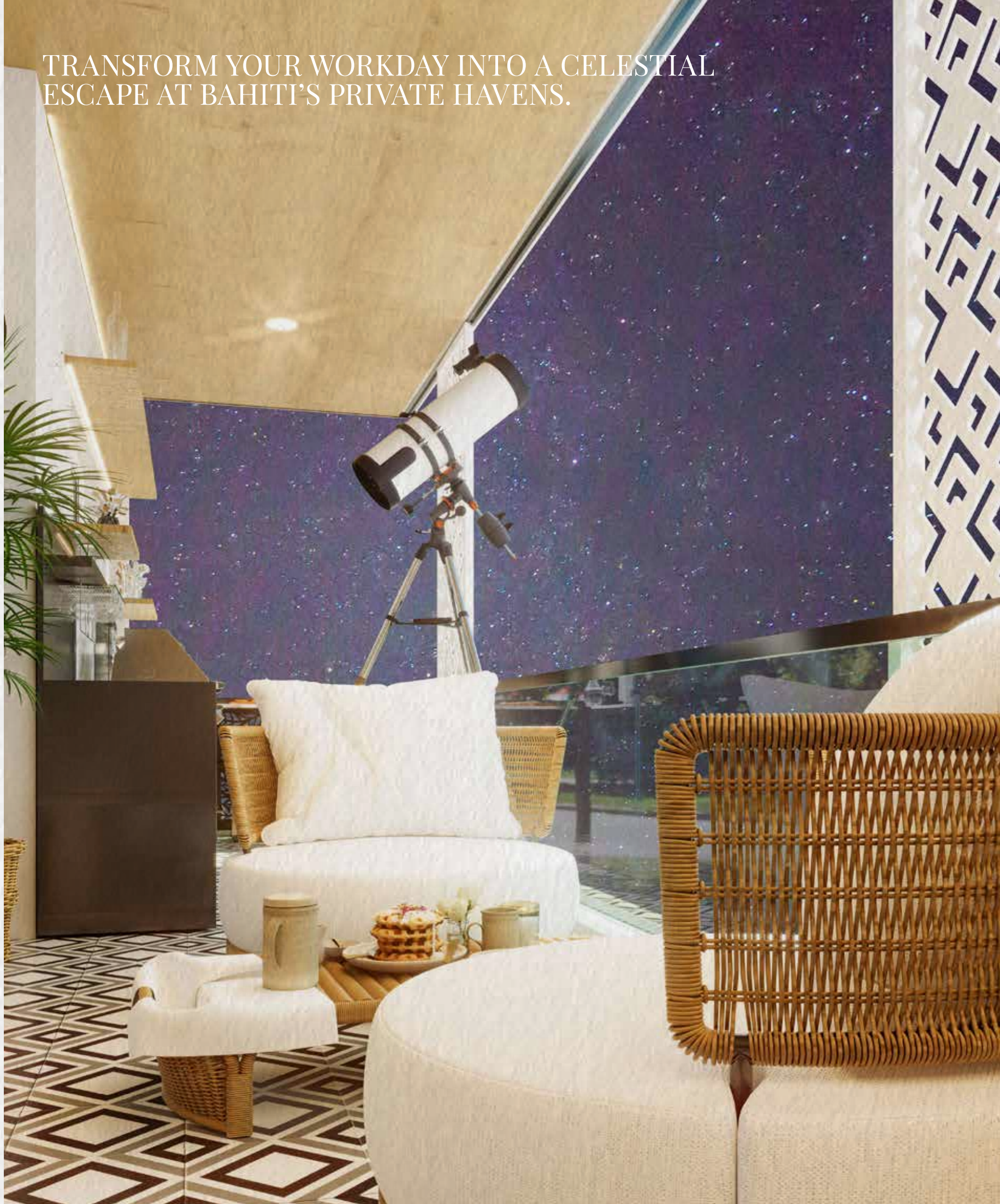
Welcome to Bahiti, where everyday life becomes extraordinary. Our apartments are in a peaceful area of Chanda Nagar – Madinaguda that come with a dream balcony. Picture yourself starting your day with coffee as the sun colors the sky, or having a romantic dinner under the stars.

In our apartment complex, you get unmatched privacy and calmness, with exclusive **Four 3 BHK flats on each floor**. Bahiti is conveniently close to international schools, malls, entertainment spots, and workplaces, making everything easy to reach. Plus, our ultra modern clubhouse is there for you to relax and unwind. Enjoy a lifestyle where every moment is special. **Welcome to Bahiti, where dreams become reality.**





TRANSFORM YOUR WORKDAY INTO A CELESTIAL
ESCAPE AT BAHITI'S PRIVATE HAVENS.





BAHITI

FRONT-ROW SEAT TO THE SYMPHONY OF NATURE.

Find a place where you can work and relax, creating a lifestyle you aspire to. Experience each day as a dream come true.

Find your dream lifestyle at Bahiti, where you can work and relax. Our flats, only four per floor, provide privacy and stunning views. Experience the balance of city life and nature. ***With optional on-site office spaces, Bahiti helps you achieve work-life harmony.*** Make your dream life a reality at Bahiti.



STEP INTO A DAY OF TRANQUILITY WITH YOGA AND WRAP IT UP WITH THE SIMPLE JOY OF COFFEE LAUGHTER.



UNVEILING THE ART OF LIVING WHERE HAPPINESS FINDS A HOME

Experience Bahiti - Your Sanctuary of Well-Being while where every detail defines a class of its own

Welcome to Bahiti Concept, where you can find a luxurious and positive living space. Our place is not just a home but a haven of well-being that aims to make your life better with joy and grandeur. At Bahiti, we strive to take your living experience to new heights, where comforts seamlessly blend with everyday life. Every detail is carefully crafted to ensure a satisfying experience, making each moment a testament to your happy living.

Step into the world of Bahiti and elevate your spirits.

EXPLORE THE ART OF SPACIOUS LIVING WHERE EVERY CORNER NARRATES YOUR STORY OF COMFORT AND STYLE.





ELIMINATING OBSTACLES WITH INNOVATIVE CONSTRUCTION FOR FASTER DELIVERY

*Efficient Construction Methods, Exceptional Luxury: Janapriya Upscale's
Commitment to Innovative Living Spaces*

Explore Janapriya Upscale, pioneers in adapting construction technology. Our motto, **"Your Space, Your Story-Every Corner, Every Memory,"** transforms living spaces without pillars or unnecessary protrusions. At Bahiti, we use German Peri Formwork for Shear Wall, pillarless interiors and seismic resilience. This construction style enlarges living areas, adding space and sophistication to every corner.

TRANQUIL HAVEN





BALCONY RETREATS



COZY HAVEN

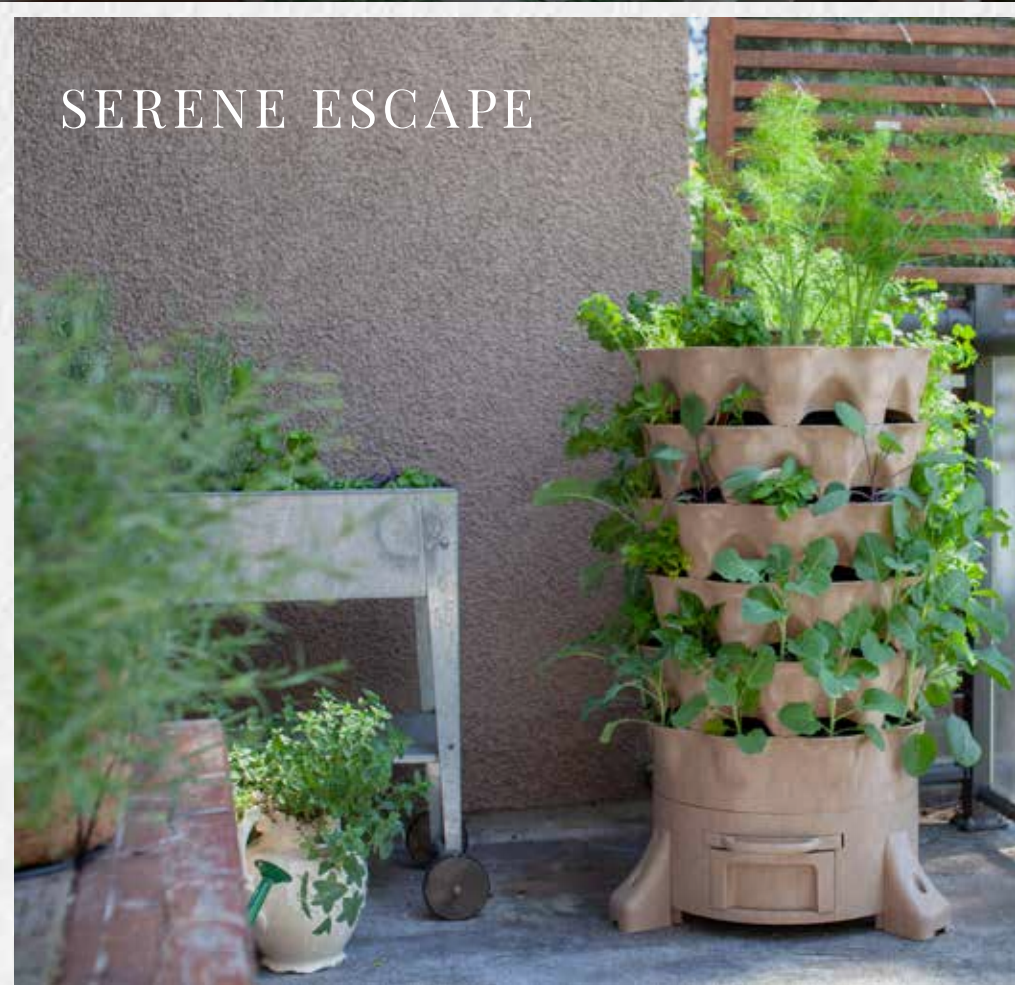
URBAN EDEN



ENCHANTED EVENING



SERENE ESCAPE





QUAINT HAVEN



NEW CHAPTER

INFUSE ENERGY INTO YOUR DAY WHILE FOSTERING
BOTH PHYSICAL AND MENTAL WELL-BEING

DELTA CLUB 

*20 meter Swimming Pool
Gymnasium
Cycling Studio
Badminton
Aerobics + Yoga
Indoor Games
Table Tennis
Carrom
Billiards
Banquet Hall
Artificial Turf Cricket Arena
Artificial grass multi-sports facility*



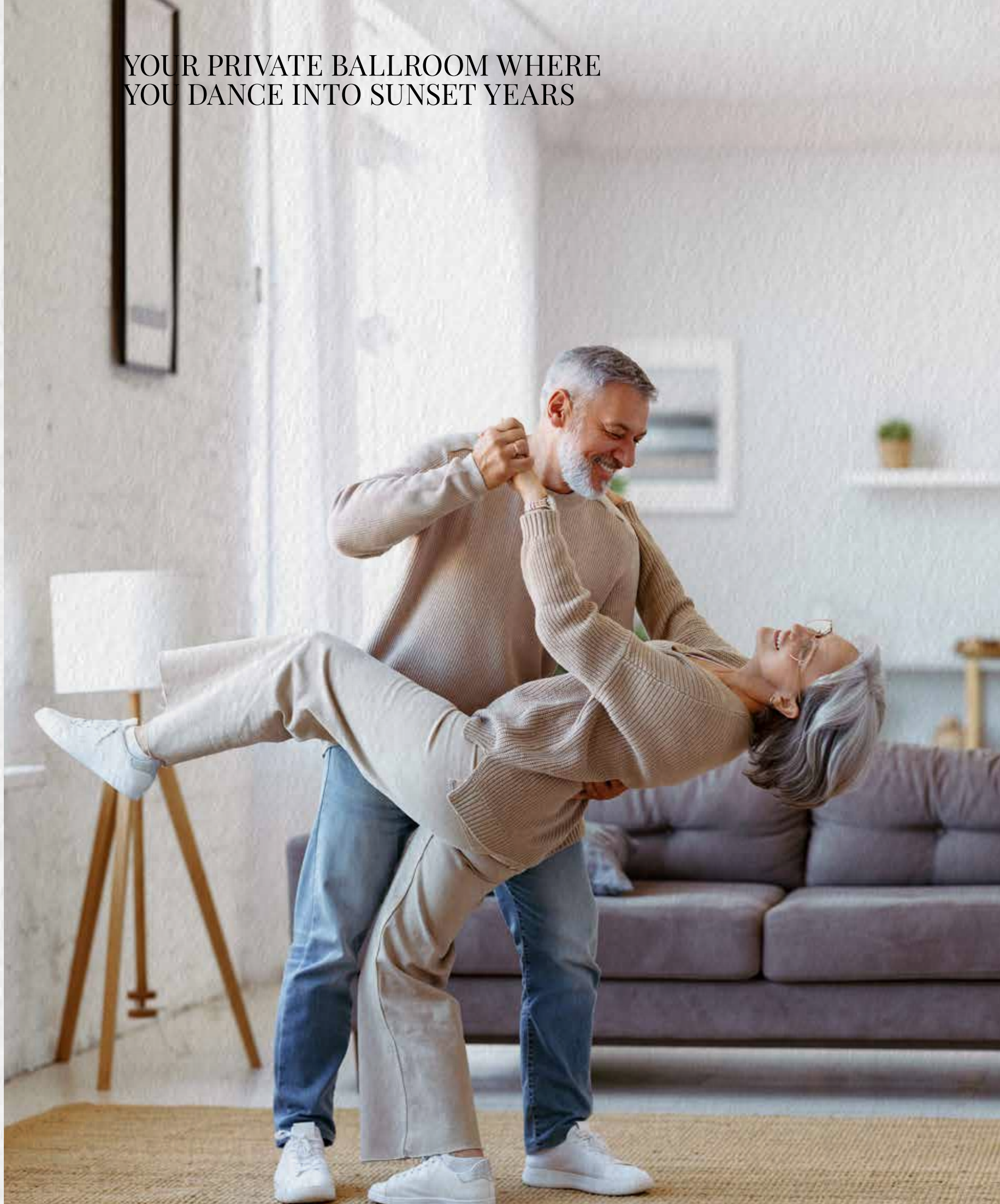
WELLNESS

READY, SET, TRANSFORM AT THE DELTA CLUBHOUSE

Discover Limitless Fitness Possibilities where Every Workout Becomes an Experience

Get fit effortlessly at the 45,000 sq. ft. Delta Clubhouse – your ultimate training destination. Packed with state-of-the-art Life Fitness equipment, this modern fitness center has everything you need for cardio and strength workouts. Join group sessions for Zumba, Yoga, Pilates, Taekwondo, and more. Dive into the 20-meter swimming pool or experience the city’s first-ever Cycling Studio. It’s a one-stop hub for all fitness activities, and the best part is, it’s ready for you to use now. Your fitness journey starts here!

YOUR PRIVATE BALLROOM WHERE
YOU DANCE INTO SUNSET YEARS





HAVEN

OF QUALITY MATERIALS, ELEGANT FINISHES, AND AESTHETIC LIVING SPACES

Crafted with Excellence: Elevate your living with Quality Construction and Thoughtful Design.

Bahiti offers well-crafted apartments that showcase quality in every aspect. Our commitment to good construction is reflected in the details, creating living spaces that reflect success and enhance your lifestyle. The apartments have bay windows that provide ample natural light and good ventilation. Each unit includes a private balcony, enabling you to host gatherings without inconveniencing your neighbors. Thoughtful balcony spacing ensures private conversations, contributing to an exclusive and classy atmosphere.

Book your home at Bahiti and enjoy life to the fullest!

SPECIFICATIONS

Structure

Super structure	RCC Shear wall - frames structure
External walls	RCC Shear wall
Internal walls	RCC Shear wall/Brick Wall

Flooring

Hall	800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
Dining Room	800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
Bedrooms	800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
Kitchen	800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
Toilets	600 mm X 600 mm Antiskid Ceramic Tiles of reputed brand with spacer joint
Balconies	600 mm X 600 mm Antiskid Ceramic Tiles of reputed brand with spacer joint
Utility	600 mm X 600 mm Antiskid Ceramic Tiles of reputed brand with spacer joint
Corridors	600 mm X 600 mm vitrified Tiles of reputed brand with spacer joint
Staircase	300 mm X 300 mm Vitrified Tiles Basement to First Floor- Granite, rest of the Floors

Ceiling Finishes

Hall	Smoothly finished with putty and acrylic emulsion paint
Dining Room	Smoothly finished with putty and acrylic emulsion paint
Bedrooms	Smoothly finished with putty and acrylic emulsion paint
Kitchen	Smoothly finished with putty and acrylic emulsion paint
Balconies	Smoothly finished with putty and acrylic emulsion paint
Corridor	Smoothly finished with putty and acrylic emulsion paint
Utility	Smoothly finished with putty and acrylic emulsion paint
Toilets	Grid ceiling to cover all service lines

Wall Finishes

Hall	POP Punning Finished Walls with 2 Coats of Putty & 2 Coats of Acrylic Emulsion Paint
Dining Room	POP Punning Finished Walls with 2 Coats of Putty & 2 Coats of Acrylic Emulsion Paint
Bedrooms	POP Punning Finished Walls with 2 Coats of Putty & 2 Coats of Acrylic Emulsion Paint
Kitchen	300 mm X 300 mm glazed tiles 2 Feet Height dadoing & 2 Coats Putty Finish & 2 Coats Acrylic Emulsion Paint.
Toilets	600 mm X 1200 mm Glazed tiles up to height of false ceiling
Balconies	Smoothly finished with putty and acrylic emulsion paint
Corridor	Smoothly finished with putty and acrylic emulsion paint
Utility	600 mm X 600 mm Ceramic Tiles-till 3 Feet height

Doors

Main Door	Pre-Laminated Engineered Door Frame with Architrave & Shutter with reputed Hardware.
Internal Doors	Pre-Laminated Engineered Door Frame with Architrave & Shutter with reputed Hardware.
Balconies	UPVC glazed French sliding doors with mosquito mesh provision.

Windows

Windows windows	All Windows are combination of UPVC Sliding with mosquito mesh provision, Casement & Bay
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Electrical

Internal Copper Wiring	Modular Switches of reputed make Concealed copper wiring of reputed make Three phase supply for each unit and individual prepaid meters MCB for each distribution board of reputed make.
Home Automation	Wired Basic Home Automation (Lights & Fans)



Plumbing

Water Line	CPVC Pipes
Drainage	SWR Pipes

Sanitary Ware & CP Fittings

Sanitary Ware	Reputed Brand
Toilets	Vanity type wash basin with Double lever basin mixer EWC with Flush valve of reputed brand. Single lever Bath and shower mixer. Provision for geyser points in all bathrooms
Master Bath	All Bath Fittings shall be Rose Gold of reputed brands (Reputed Brand)
Other Baths	All Bath Fittings shall be Chrome plated (CP) of reputed brands (Reputed Brand)
Kitchen	Provision for Dishwasher, Water Purifier, Hot & Cold Water

Power Back Up

Power Back Up	5 KVA with 100% DG Backup
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Water Proofing

Water proofing shall be provided for all bathrooms & utility area

PNG/LPG

Provision of Gas from piped Natural gas system / LPG

Lifts

High speed Lifts of Reputed make with Access Control System. Aesthetically finished Lift Lobbies

Paints & Finishes

External Walls	Two coats of exterior lappam with two coats of Apex External Painting Edited
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Parking Area Finish

Parking Area Finish	VDF floor finish
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MS & SS Finishes

Staircase	MS railing
Balcony	Combination of Glass & SS railing
Utility	Single MS Rail on the wall
Corridor	Combination of MS railing & Civil Works

Infrastructure

Path ways	Bitumen or Concrete roads as applicable
Side walk	Concrete VDF / Interlocking Pavers / Tiles
Kerb Stones	Concrete Kerb Stones
Electrical	Underground cable system

Fire Fighting

Fire Fighting System	Shall be provided as per NBCA
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**ENJOY A PERFECTED LIFE, BLENDING WORK, JOY,
AND EXTRAORDINARY MOMENTS SEAMLESSLY.**



PALETTE OF GREEN WHERE LIFE SLOWS DOWN IN NATURE'S EMBRACE

Enjoy a relaxed life surrounded by greenery and happy parks, where open areas and laughter make living special.

With spacious areas and a delightful play area, it's great for morning walks or evening strolls in beautiful landscapes. Escape the busy life, slow down, and cherish the sound of children's laughter. It's more than a new life; it's a perfected life. Every detail is flawless, and every moment is extraordinary. Embrace joy and elation in this serene haven.



LEGACY OF LOVE CELEBRATING 38 YEARS OF
CHERISHED MOMENTS AND ENDURING LOVE

38 | years experience

37K+ | dream homes

25+ | million sq. ft.

LEGACY OF COMMITMENT TO TRANSPARENCY FOR 38 YEARS

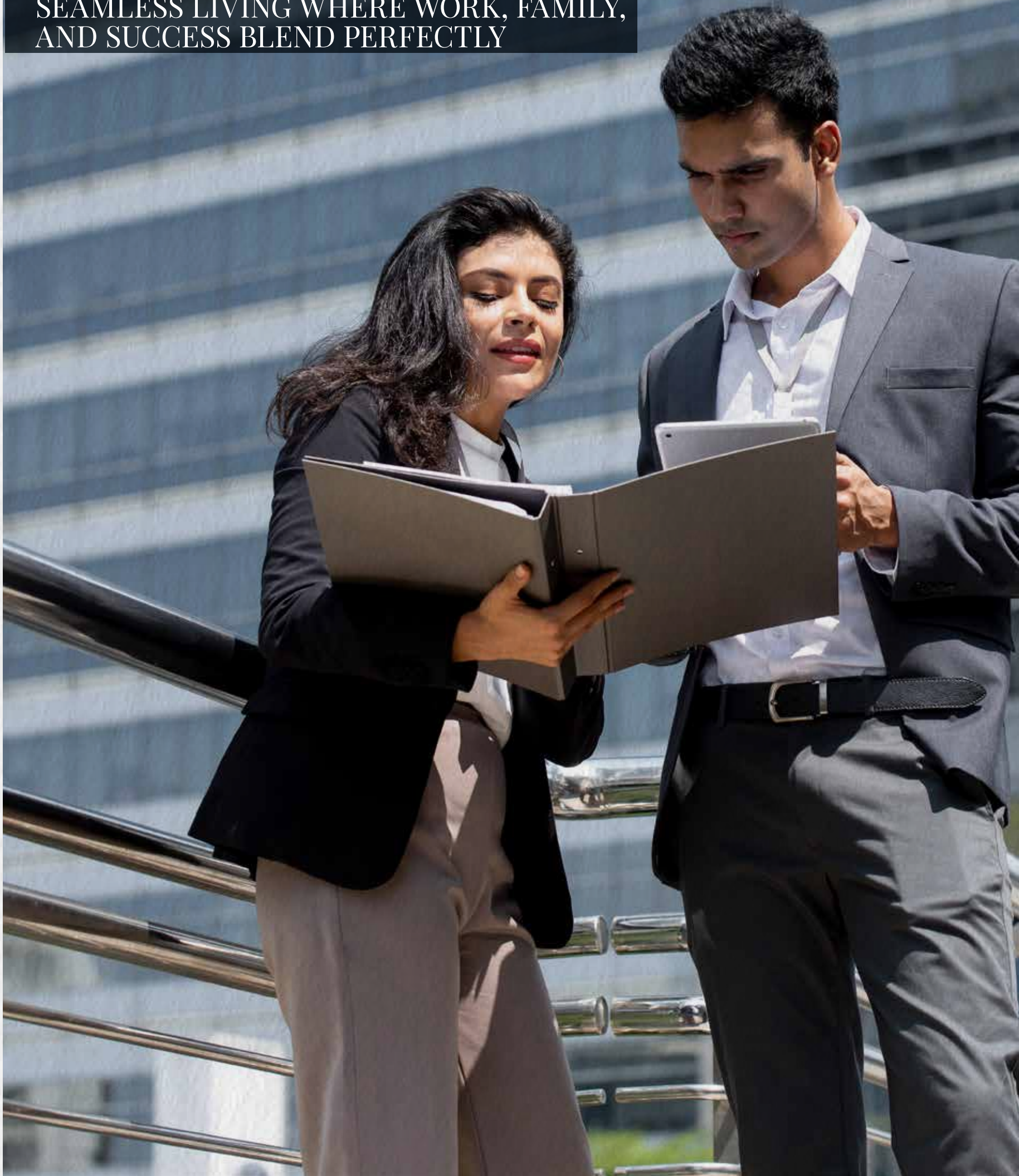
Janapriya Upscale has been a beacon of trust and excellence in real estate. Invest in the future with Janapriya Upscale's trusted expertise with 37,000+ quality homes.



For over 38 years, Janapriya Engineers Syndicate has been the go-to name in real estate. With a legacy of trust and punctuality, the company has established a reputation that is unparalleled in the industry.

Founded in 1985 by Mr. K. Ravinder Reddy, Janapriya Upscale has built over 37,000+ quality homes using advanced technology. The company's commitment to excellence and transparent practices has earned it the trust of customers and partners alike. At Janapriya Upscale, we believe that yesterday's trust shapes tomorrow's dreams. So come, experience the confidence that comes with our legacy, and let us help you build your dream home today!

SEAMLESS LIVING WHERE WORK, FAMILY,
AND SUCCESS BLEND PERFECTLY





Public Transport

Chanda Nagar Bus Station	05 mins
Chanda Nagar MMTS Station	10 mins
Miyapur Metro Station	10 mins



Education Institutes

DPS	05 mins
Janapriya School	10 mins
JNTU	12 mins



Hospitals

KIMS Hospital	10 mins
AIG Hospital	12 mins
SLG Hospital	12 mins



Corporates

IBM	10 mins
Dr. Reddy's Lab	10 mins
Hi-Tech City	12 mins
B.H.E.L	15 mins



Shopping & Entertainment

Chennai Shopping Mall	05 mins
Central	07 mins
INOX	07 mins
IKEA	15 mins
Inorbit Mall	16 mins

SEAMLESS

ACCESS TO CITY WHERE CONVENIENCE MEETS COMFORT

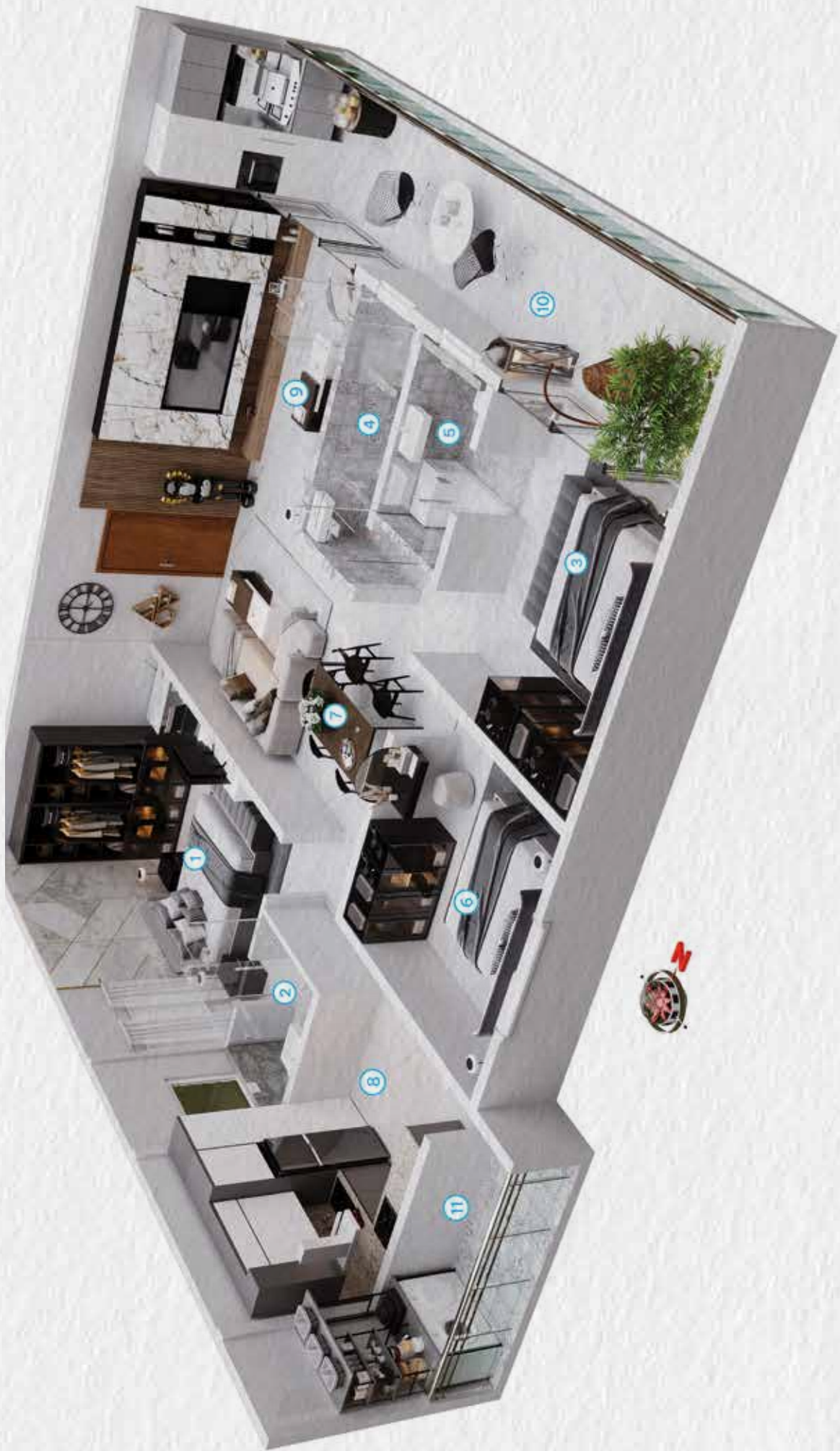
Experience the best of both worlds at Bahiti, nestled in Chanda Nagar-Madinaguda. Enjoy tranquil living near IT hubs and city conveniences.

Bahiti is the ultimate residential destination in Chanda Nagar-Madinaguda, Hyderabad. It's an unbeatable choice for IT professionals who desire a secure and peaceful living environment, thanks to its proximity to Hi-Tech City and Gachibowli. The area is well-equipped with top-notch schools, shopping centers, and healthcare facilities, making it a sought-after location for families. Residents have easy access to transportation, including the Miyapur Metro, making it easy to navigate the city. At Bahiti, you can enjoy the best of both worlds - urban accessibility and a peaceful haven.









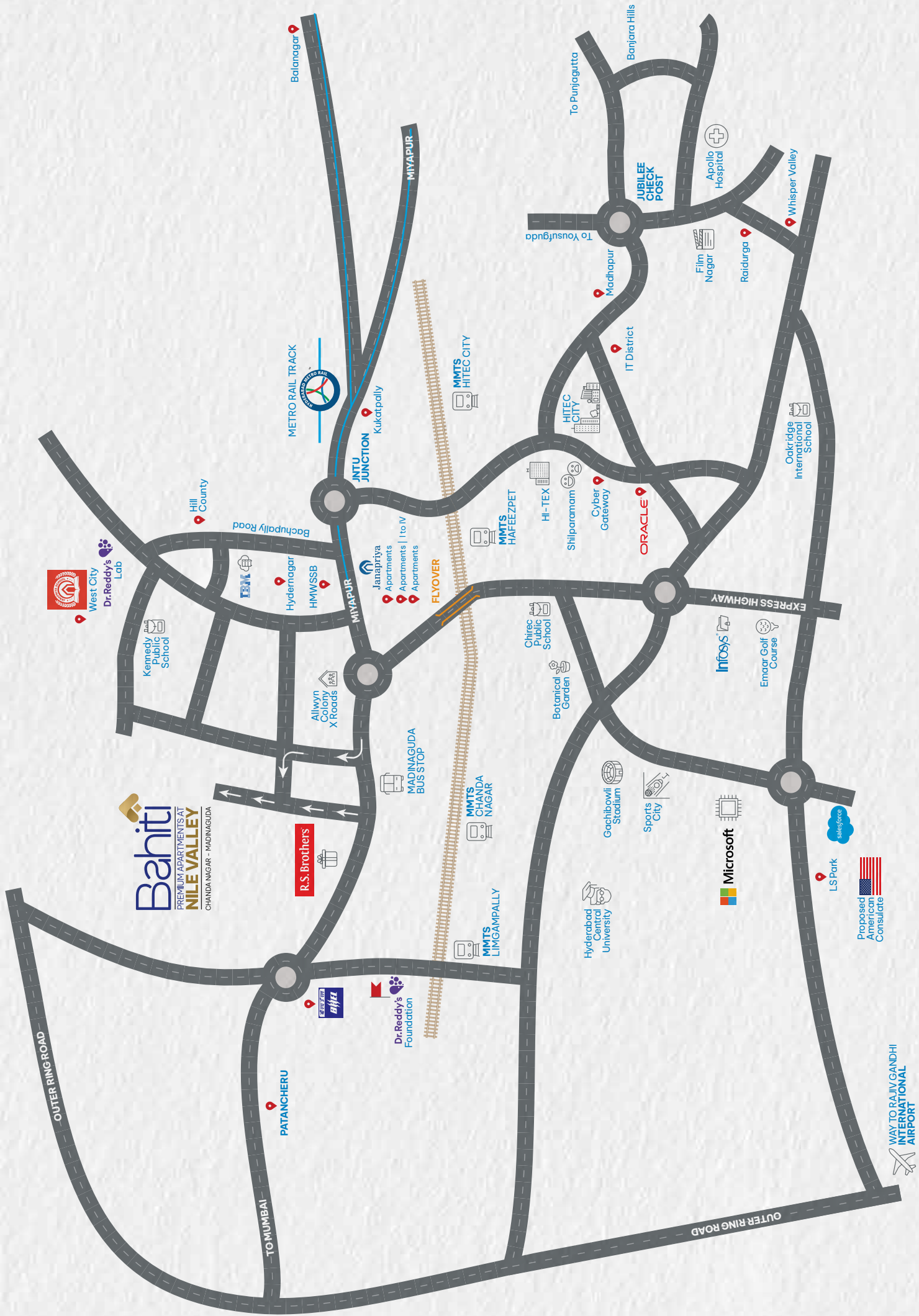












Bahiti
 PREMIUM APARTMENTS AT
NILE VALLEY
 CHANDA NAGAR - MADINAGUDA







REACH US



Bahiti Site Office:

Road Number 12, PJR Enclave, Madhvapuri Hills,
Madinaguda, Hyderabad, Telangana 500050

Corporate Office:

Janapriya Townships Pvt Ltd.,
D. No: 8-2-120/86, 3rd Floor, Road no: 2,
Banjara Hills, Hyderabad - 500034



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