



JSR Group
SunCity
 Infra Developers
 Land | Luxury Homes | Lifestyle

Capital, Capital-I & Capital-II

@Tangutoor

One of The Biggest Mega Ventures In East Hyderabad

A PREMIUM LUXURY VILLA PLOTS VENTURE

Hyderabad to Warangal N. H. NO. 163 FACING LAYOUT
 (NEAR BY YADADRI & KOLANUPAKA TEMPLES)



RERA. P02000002757 L.P No. 102/2020/H



A MEGA VENTURE WITH MANGO GARDEN & RED SANDALWOOD PLANTATION



HONORED WITH SWACCHA BHARATH AWARD



MEMBER OF NAREDCO TELANGANA



AWARD WINNING COMPANY



Member of CREDAI HYDERABAD



ISO 9001:2015



INDIA'S MOST TRUSTED REAL ESTATE AWARDS 2018



AWARD WINNING COMPANY



ACKNOWLEDGE WITH UDYOG BHARTI AWARD



HONORED WITH BHARAT GAURAV AWARD



TITLED WITH UDYOG RATAN AWARD

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JSR GROUP SUNCITY'S ECO FRIENDLY MANGO GARDEN PROJECT *Capital-II*

100 ACRES PREMIUM LUXURY VILLA PLOTS
MEGA VENTURE WITH MANGO GARDEN



A place where Birds still sing & Nature still exists, A place surrounded by Lush green serenity
A place where your Lifestyle defines your Status, A place where safety & security is the key factor
A place where the connectivity is at its best, A place where your Investment grows into Multi-Fold Return

10 REASONS TO INVEST IN *Capital-II*

- > **Capital-II Venture:** Premium eco-friendly villa plots near Alair, Tangutur.
- > **Approved & Reliable:** Fully DTCP and RERA-approved for buyer confidence.
- > **Secure Living:** Gated community with security and a grand entrance.
- > **Nature's Bliss:** Surrounded by mango, coconut trees, & a pollution-free environment.
- > **Modern Amenities:** Wide roads, streetlights, overhead water tank, and a lake view.
- > **Family Recreation:** Ideal for weekend getaways, picnics, and mini-farming.
- > **Value Growth:** excellent returns on investment.
- > **Trusted Brand:** Renowned for HMDA/DTCP-approved layouts.
- > **ISO Certified:** Backed by ISO 9001-2015 certification.
- > **Proven Expertise:** Over 20 years of experience with thousands of happy clients.



LOCATION HIGHLIGHTS

SunCity Capital boasts a prime location near key landmarks, including Sri Laxmi Narasimha Swamy Temple, Yadagirigutta, the 40-foot Hanuman statue at SunCity Emerald (Srivaikuntam), Kolanupaka Jain Temple, and Surendrapuri Mythological Museum. It is close to the proposed HMDA Township and Bhuvanagiri Industrial Area. With excellent connectivity, it is just 5 minutes from Aler Railway Station, few mins drive from Pembarthy Railway station, 10 minutes from Yadadri Temple, 35 minutes from the Outer Ring Road, and 90 minutes from Rajiv Gandhi International Airport and 90 mins drive from Warangal Mamnoon Airport.

Indian Famous Mythological Museum in Surendrapuri



Proposed HMDA Township at Bhuvanagiri



Very Near to Swayambhu Hanuman temple & 40' Hanuman statue at Jsr Group Suncity Emerald (Srivaikuntam) Venture at Dilawarpur



Near by Sri Swayambu Someshwara Temple, Kolanupaka



Very Close to World Famous Jain Temple at Kolanupaka



Very close to kallem Textile Park



Near by Sri Laxmi Narasimhaswamy Temple, Yadagirigutta



5Min. Drive from Aler Railway Station
 Few min Drive to Pembarthi Railway Station



35Min. Drive from Outer Ring Road at Ghatkesar



40Min. Drive from Uppal Ring Road



10Min. Drive from Yadadri Temple



65Min. Drive from Rajiv Gandhi International Airport Shamshabad.



90 Mins drive from Warangal Mamnoon Airport.

Proposed Bhuvanagiri Industrial Area (in 15000Acres.)

PROJECT HIGHLIGHTS

JSR Group Sun City Capital-II has Wide Roads, Foot Paths, Street Lights, Overhead Water Tank and is proposed to be equipped with special amenities like Resorts, Cottages, Guest Houses, Gazebo Sit Outs, Theme Park, Staycation, Jogging and Walking Tracks, above all are complimented with man-made beautiful lake view. It is altogether a unique experience

PROPOSED BADMINTON COURT



PROPOSED MANGO GARDEN & RED SANDALWOOD PLANTATION



PROPOSED DRIP IRRIGATION



PROPOSED GREEN RESORT



WEEKEND HOME



POWER SUPPLY



DTCP & RERA APPROVED PROJECT. WITH GRAND ENTRANCE ARCH



PROPOSED EXOTIC GARDEN



OVERHEAD WATER TANK



SCENIC MAN-MADE LAKE



FORMATION OF 60', 40' & 33' FEET BLACK TOP WIDE ROADS.



WALKING, JOGGING AND CYCLING TRACKS.



RERA. P0200001357 L.P No. 24/2018/HRO/HI



JSR Group SunCity Capital @Tangutur

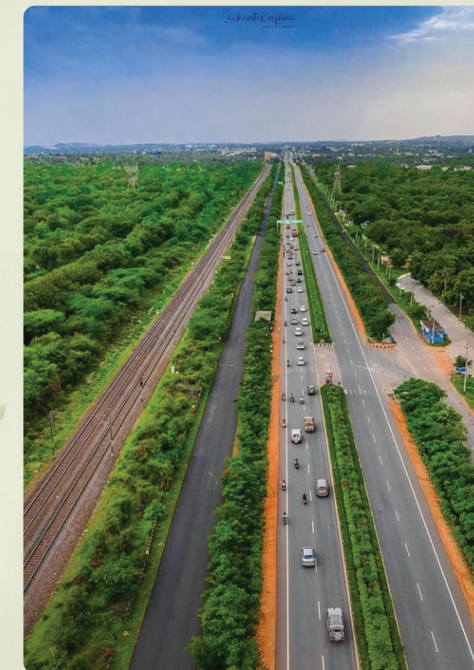


ABOUT PROJECT Capital

SunCity Capital a visionary undertaking by 'JSR Group Suncity,' poised as an inspiring sanctuary—a DTCP/ TS RERA-approved Mega Project. Boasting open plots and standalone House/Duplex Villa Plots adorned with carefully designed red sandalwood avenue plantations, it elegantly stretches along Hyderabad to Warangal NH-163. Nestled in proximity to the esteemed Lord Sri Lakshmi Narasimha Swamy Temple, this project commands attention as a focal point in the evolving narrative of progress along the industrial corridor from Deccan to Delhi National Highway 163.



RERA. P0200001357 L.P No. 24/2018/HRO/HI





RERA. P.O200002651 L.P No. 90/2020/H

JSR Group SunCity Capital - I

ABOUT PROJECT *Capital - I*

JSR Group SunCity proudly presents **Capital-II**, an eco-friendly premium villa plot venture near Alair, Yadagirigutta. Approved by DTCP and RERA, this gated community offers secure living with **24/7 security, wide roads, streetlights, and a stunning lake view**. Surrounded by lush mango and coconut trees, it promises a pollution-free environment close to nature.

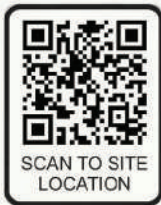
Enjoy modern amenities at Capital-II, cottages, jogging tracks, and a theme park, ideal for family getaways, picnics, and mini-farming. This unique project ensures healthy living while offering excellent investment growth.

Backed by **ISO 9001-2015** certification and over 20 years of expertise, JSR Group SunCity is a trusted name in **HMDA/DTCP-approved** residential and commercial layouts.





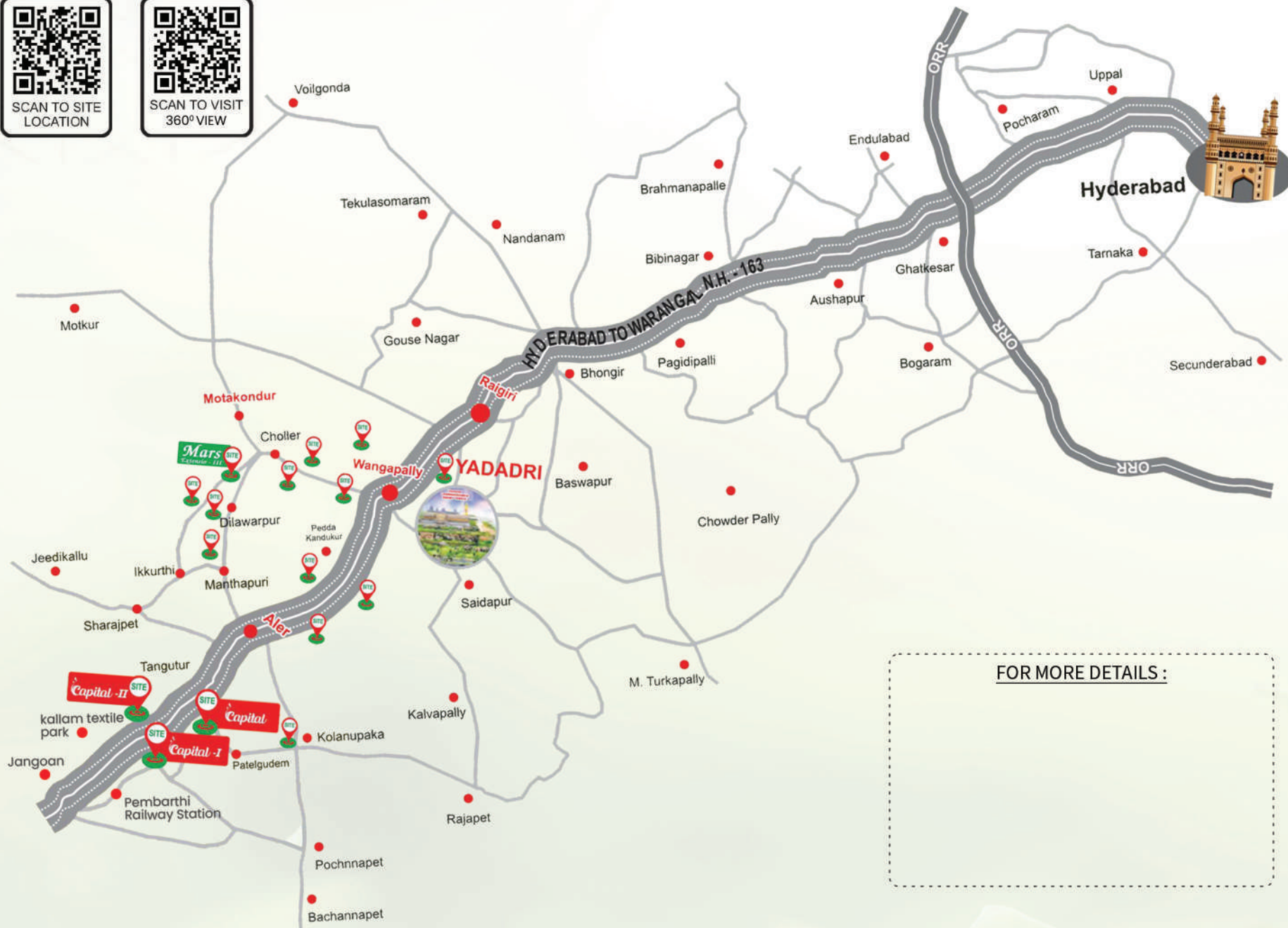
SCAN TO VISIT OUR WEBSITE



SCAN TO SITE LOCATION



SCAN TO VISIT 360° VIEW



FOR MORE DETAILS :

CORPORATE OFFICE :

JSR Group Sun City, Vaishnavi Onyx-I, 4th Floor, Near Victoria Memorial Metro Station, Metro Pillar No-A1633, Kothapet, Hyderabad, Telangana, India 500035.



A Mega Venture Of



Capital-II

@Tangutur

Hyderabad to Warangal, N.H.-163, Facing Layout
Near Yadadri Temple

Hyderabad to Warangal N.H.163 Facing Organic Mango / Red sandal Wood Plantation Project

With World Class Staycations/ Resort in between
Tri-Cities (Hanamakonda, Kazipet, Warangal) to
Twin Cities (Secunderabad, Hyderabad) and very near by Yadadri Pilgrim Hub.

**LARGEST ECO-FRIENDLY
LUXURY VILLA PLOTS MEGA LAYOUT
FIRST TIME IN EAST HYDERABAD
ON NATIONAL HIGHWAY-163.**

DTCP APPROVED
Ph I: L.P. No. 102/2020/H
Ph II: L.P. No. 42/2023/H
Ph III: L.P. No. 104/2023/HRO/H1

TS RERA
P0200002757

20 YEARS OF EXCELLENCE
IN REALTY INDUSTRY

ISO 9001:2015
CERTIFIED QUALITY MANAGEMENT SYSTEM

AWARD WINNER
MOST DYNAMIC REAL ESTATE BRAND TELANGANA 2023



**Stay in Healthy Environment
Boost Your Immunity**

LEGEND

Commercial Block
Semi Commercial Block
VIP Block
Premium Block
Mortgage Block

- WORLD CLASS AMENITIES**
- Mango Garden
 - Drip Irrigation
 - Proposed Resort/ Staycations
 - World Class Club House
 - Children's Play Area
 - Badminton Court
 - Man-made Lake View
 - Walking & Jogging Tracks
 - Cycle Tracks
 - School Space
 - & Many More

- WEEKEND REFRESH HOMES PROJECT
- Proposed World Class STAYCATIONS WITH RENTAL BENEFITS
- LUXURY VILLA PLOTS PROJECT

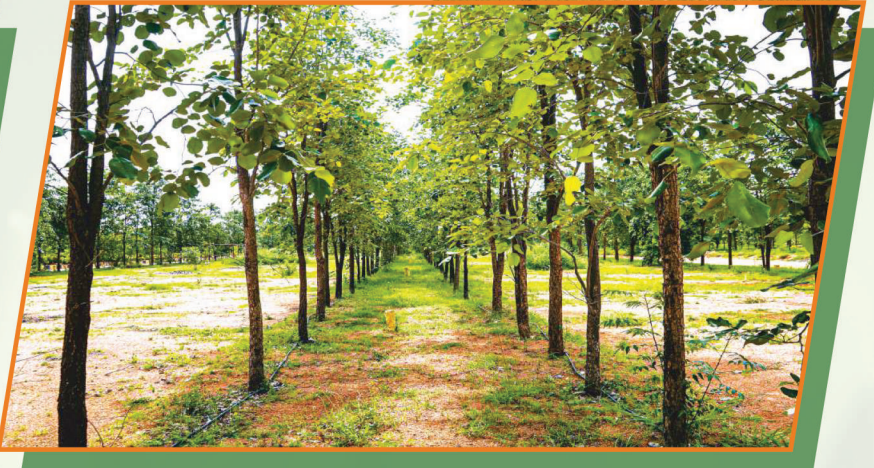
PROPOSED RESORT MODELS



PROPOSED FREE CLUB HOUSE MEMBERSHIP IN CAPITAL-II MODEL WEEKEND HOME

ప్రకృతిలోకి పయనించండి, పర్యావరణాన్ని కాపాడండి
ప్రకృతి నీడగా ప్రశాంతతకు తోడుగా హైదరాబాద్ మహానగరానికి అతిచేరువలో రోడ్డు మరియు రైల్వే రవాణా సౌకర్యాలు కలిగినటువంటి మన యాదాద్రి శ్రీ లక్ష్మీ నరసింహస్వామి ఆలయానికి అతి చేరువలో అన్ని ప్రభుత్వ అనుమతుల (DTCP & RERA)తో ఎర్రచందనం మరియు మామిడి చెట్లు ఉన్నటువంటి మోగా వెంచర్లో అందుబాటు ధరలలో షాట్ పై పెట్టుబడి పెట్టండి. మీ సొంత షాట్ కి వారాంత సెలవుల్లో వచ్చి సేంద్రియ వ్యవసాయ ఉత్పత్తులతో పాటు Weekend Home లో ఆరోగ్యం, విశ్రాంతి, ఆనందంతో మంచి కుటుంబ అనుబంధాలని పెంచండి. భూమి విలువ పెరుగుదలతో పాటు ఎర్రచందనం మరియు మామిడి చెట్లతో అధిక లాభాలను పొందండి. **తక్కువ ధరలు...! ఎక్కువ లాభాలు...!!**

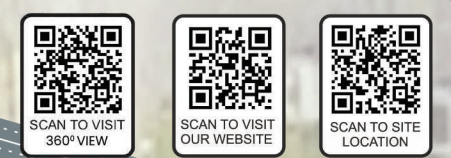
**Single Investment
Multiple Benefits
Book Now**



దేవత వృక్షం మామిడి చెట్లు కోట్లకు మెట్లు ఎర్రచందనం చెట్లు

Corporate Office :
Vaishnavi Onyx-1, 4th Floor, Metro Pillar No. - A1633, Kothapet, Hyderabad - 35, T.S.
Branch Office :
Jyothi Plaza, 2nd Floor, Metro Pillar No.-600, Miyapur, Hyderabad - 49, T.S.

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DTCP Final Approved Layout of Residential Plots in Sy. No's 402, 425, 426, 427, 428, 446, 447, 448, 450 & 451 of Tangutur Village, Aler Mandal, Yadadri - Bhuvanagiri Dist.

This Layout is only Conceptual presentation, not to scale and not a legal offering. Developer Reserves the right to alter and make changes in specification and plans as deemed fit.