

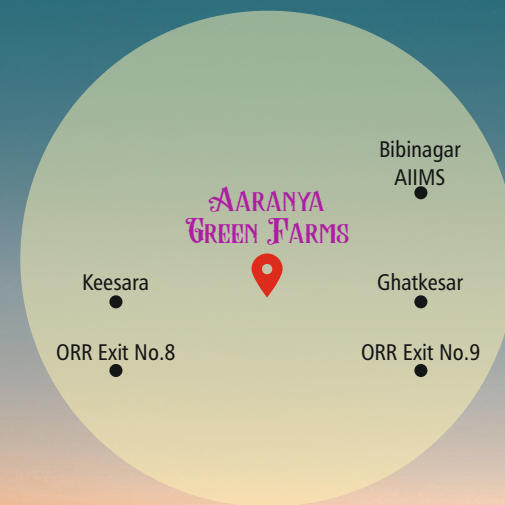
Exit Outlook

- Stronger resale appeal due to branding and location
- Wider buyer pool compared to large land parcels
- Suitable for medium- to long-term exit strategies

“AARANYA GREEN FARMS – Hyderabad is not a short-term real estate product. It is a near-urban land holding designed to mature into a long-term legacy asset.”



Contact



Developers



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Disclaimer: This document is for informational purposes only and does not constitute any assurance, guarantee, or promise of financial returns.



Where Land Becomes Legacy

Executive Overview



AARANYA GREEN FARMS – 50-Acres premium farmland development with a 2-Acres ultra-luxury resort component, located at Jameela Peta Village, Bibinagar Mandal, in the East Hyderabad growth corridor. The project is positioned as a near-urban land asset, designed for investors seeking capital protection, measured appreciation, and long-term legacy ownership, rather than speculative or short-term real estate exposure.

Project Details



- **Total Project Area:** 50 Acres
- **Ultra-Luxury Resort Component:** 2 Acres (Value Anchor)
- **Location:** Jameela Peta Village, Bibinagar Mandal, Warangal Highway
- **Connectivity:**
 - 6 km from Warangal Highway
 - 8 km from Keesara
 - 10 km from ORR Exit No. 8
 - 12 km from ORR Exit No. 9
 - 10 km from AIIMS, Bibinagar
 - 12 km from CCMB, Bibinagar
 - 13 km from Infosys Campus Ghatkesar
 - Approx 50 minutes drive from Hitech City
 - 30 min from Uppal Ring Road
- **Plot Size:** 5 Guntas / 605 Square Yards onwards

Amenities

- ❖ 2 Acre Ultra Luxury Resorts
- ❖ Clubhouse with Indoor games
- ❖ Swimming pool
- ❖ Yoga and Meditation deck
- ❖ Amphitheatre / Open-air stage
- ❖ Children's play area
- ❖ Camping & Bonfire zone
- ❖ 24/7 Security
- ❖ EV Charging station
- ❖ Cow Shed (Goshala)
- ❖ Camera Surveillance System



- ❖ Entrance Arch with Gate
- ❖ Main Road 50' & Internal Roads 40'
- ❖ Compound wall to entire layout
- ❖ Beautiful avenue plantation
- ❖ Organic farming
- ❖ Rainwater harvesting systems
- ❖ Weekend farming experience
- ❖ Community vegetable garden
- ❖ Fruit orchards
- ❖ Cafeteria
- ❖ Multi-purpose sports court
- ❖ Overhead Water Tank



Grow both land value
&
peace of mind,
Invest Smart in **Aaranya Green Farms**



Value Creation Drivers

Land-Based Appreciation

- Finite 50-acre land parcel
- Controlled plot sizing for resale liquidity
- Infrastructure-driven growth influence Resort-Led Premium 2-acre ultra-luxury resort as a value catalyst
- Enhances branding, destination appeal, and resale confidence
- Differentiates the project from conventional farmland developments



Risk & Liquidity Perspective

- Near-urban location mitigates stagnation risk
- Smaller plot sizes support easier secondary market resale
- Resort component reduces pure land commoditization
- Transparent positioning without return guarantees This structure offers lower relative risk compared to raw agricultural land.

AARANYA GREEN FARMS benefits from ORR-led infrastructure growth while retaining finite land availability. Unlike remote farmland, the project sits within an active development influence zone, improving future demand and exit potential. The ultra-luxury resort serves as a destination and branding anchor, enhancing land desirability and long-term valuation.



Location & Infrastructure Advantage

The project is located within Hyderabad's expanding northern corridor, influenced by:

- Outer Ring Road (ORR) connectivity
- Warangal Highway access
- Emerging residential and lifestyle developments





AARANYA GREEN FARMS & RESORT
Jameelapeta (V), Bibinagar (M),
Warangal Highway, Yadadri Bhongir District.
In Survey No : 31, 32, 33 & 34
Total Layout Area 50 Acres

