


NIKIT FOURTH ESTATE

**PREMIUM PLOTS IN HYDERABAD'S
GROWTH CORRIDOR**



Nikit Fourth Estate is an 80-acre master-planned gated community in Hyderabad's fast-growing Fourth City corridor. Planned as a multi-phase development with premium plots, abundant open spaces and future lifestyle zones, we're currently offering early buyers a rare pre-development entry point in one of the city's most promising growth destinations

OUR VISION- A GATED COMMUNITY DESIGNED FOR THE FUTURE

- ❖ **Planned as a large, integrated gated community with long-term master planning.**
- ❖ **Focus on premium plotted development, open spaces, and wellness-driven living.**
- ❖ **A destination positioned to grow with Hyderabad's Fourth City corridor.**
- ❖ **Designed with wide internal roads, strong infrastructure, and a focus on creating a secure, self-contained community.**
- ❖ **Opportunity to be part of a landmark gated development in the growth corridor**

Location Highlights:

Nikit Fourth Estate is located at Keshampet (Alwal Village, Maheshwaram Zone), in the heart of Hyderabad's Fourth City growth corridor – minutes from the Airport Metro Phase 2 and Pharma City, and easily accessible via Exit 15 (Pedda Golkonda) on the ORR.

- **Access Routes:**

- **Route 1 – via Exit 15 (Pedda Golkonda)**

Aramghar → Shamshabad → **Pedda Golkonda (Exit 15)** → Nagaram → Mansanpally → Dubbacharla → Kollapadakal → Siddapur → Bhairav Khan Palli → **Alwal Village (Left Turn)** → Fourth Estate Site

- **Route 2 – via Kottur / Natco Pharma**

Aramghar → Shamshabad → Kottur → **Natco Pharma (Left Turn)** → JP Dargah → Eklaskhan Pet → **Alwal Village (Left Turn)** → Fourth Estate Site

WHY INVEST IN KESHAMPET - HYDERABAD'S FASTEST GROWING CORRIDOR

Key Growth Drivers

1. Strategic Location

- Located in **Keshampet (Alwal Village, part of the Shadnagar-Srisailam-Maheshwaram cluster within RRR)**
- **20-25 mins from ORR (Exit 15)** and well-connected to Hyderabad, RGIA Airport, and Bengaluru Highway

2. Regional Ring Road (RRR)

- Upcoming **330 km RRR corridor passes near Keshampet**
- Seamless connectivity to major national highways, towns, and the city's future growth hubs

3. Proximity to Pharma & Industrial Hub

- **Hyderabad Pharma City** - Asia's largest pharma cluster under development nearby
- Surrounded by **Amazon, P&G, Natco, Johnson & Johnson** and major logistics hubs
- **Integrated townships and large-scale warehousing** projects (e.g., My Home Group) driving sustained job creation

4. Connectivity & Transport

- **Close to NH-44 & Bangalore Highway**
- Upcoming **Airport Metro Phase-2 corridor, MMTS expansion, and proposed Bullet Train** make the area future-ready

5. Social Infrastructure

- Rapid growth of **international schools, colleges, and gated communities** in Shadnagar and Maheshwaram
- **Fab City / E-City (Manufacturing-Clustering Hub) (approx. 900-1,050 acres)** in Raviryal on Srisailam Highway within Maheshwaram mandal
- **Telangana is developing India's first large-scale AI City** on over **200 acres** along the ORR in Maheshwaram and Serilingampally mandals

- Strong potential for **residential, commercial, and hospitality demand** as infrastructure comes online

6. Proven Track Record of Appreciation

- Early investors in this belt have seen **3-5X price growth in the last 5 years**
- With major infrastructure projects under implementation, this trend is expected to accelerate tremendously.



PLANNED AMENITIES – CREATING A LIFESTYLE BEYOND PLOTS

Nikit Fourth Estate is planned as more than a plotted layout. The vision is a multi-phase community that blends homes, recreation, wellness, and social spaces — creating a destination in the Fourth City corridor.

Lifestyle & Wellness

- Modern **2 Acre Clubhouse** with gym, lounge, indoor games, coworking areas
- Swimming pool with kids' pool & deck
- Jogging & cycling tracks integrated with green belts
- Landscaped parks, shaded avenues, event lawns
- Yoga and meditation center integrated with the clubhouse

Sports City Zone

- Floodlit tennis courts
- Pickleball courts
- Padel court
- Volleyball / basketball
- Cricket Nets



Community & Events

- Gazebos and event spaces for social gatherings
- Weekend markets / plaza-style common areas
- Dedicated kids' play areas

Future Phases (Planned)

- **Boutique resort / wellness retreat** – villas, spa, restaurant



Investment Structure – Rs.1.45 Cr (1 Acre Registered in Investor's Name at Time of Investment.

Investment Structure (Per Acre)

- **Total Investment:** ₹1.45 Crore
- **Registration:** 1 acre is registered in the investor's name at the time of investment

Return Options (Choose After 30 Months)

- **Option 1 – Joint Development Model**
 - 1 acre registered and jointly developed with the company
 - From 2,750 sq.yds per acre (post-approvals):
 - **Investor:** 1,650 sq.yds
 - **Company:** 1,100 sq.yds (for development, approvals & management processes)
- **Option 2 – Fixed Return + Plot Allocation**
 - ₹1.30 Cr returned in 30 months (3-month grace period)
 - **Additional Benefit:** 825 sq.yds of developed plots in the same project
 - **Lock-in:** 30 months for sale of allocated plots

Investor Flexibility

- After 30 months, investors can choose to:
- Retain 1,650 sq.yds (Joint Development) **or**
- Receive ₹1.30 Cr back + 825 sq.yds of developed plots

Current Market Insight

- **Prevailing guideline market rate in this area:** ₹15,000/sq.yd and rising.
- **Historical growth:** 3X–4X price increase in this belt over the last 5–7 years (similar to Kottur / Shadnagar growth path)
- **Kottur / Shadnagar: Rates Now** ₹18,000–20,000/Sq Yard
- **Mucherla/Pharma City Belt:** Rates transacting at ₹20,000+/Sq Yard

INVESTMENT RATIONALE – OPTION 1 VS. OPTION 2

Metric	Option 1 (Joint Development)	Option 2 (Fixed Return + Plots)
Cash Invested	₹ 1,45,00,000	₹ 1,45,00,000
Cash Returned After 24 Months	₹ 0	₹ 1,30,00,000
Developed Plots Returned to Investor (sq.yds)	1,650	825
Land Value Sold at ₹17K/Sq Yard	₹ 2,80,50,000	₹ 1,40,25,000
Land Value Sold at ₹20K/Sq Yard	₹ 3,30,00,000	₹ 1,65,00,000
Land Value Sold at ₹22K/Sq Yard	₹ 3,63,00,000	₹ 1,81,50,000
Investor Profit at ₹17K/Sq. Yard Sale	₹ 1,35,50,000	₹ 1,25,25,000
Investor Profit at ₹20K/Sq. Yard Sale	₹ 1,85,00,000	₹ 1,50,00,000
Investor Profit at ₹22K/Sq. Yard Sale	₹ 2,18,00,000	₹ 1,66,50,000
Investor Profile	Aggressive / Long-term	Conservative / Safe
Upside Potential	High (More Land)	Moderate (Capital Protected)

Option 1 – Joint Development

- Best suited for investors who believe in strong price appreciation over 3–5 years.
- Land is converted into 1,650 sq.yds of fully developed HMDA plots, giving a **larger long-term stake**.
- No cash back, but greater exposure to upside as land values grow.
- More aggressive, wealth-building strategy.

Option 2 – Fixed Return + Plots

- Designed for investors who prefer **capital protection and quick liquidity**.
- **97% of invested capital is returned in 24 months**, plus 825 sq.yds of developed land as a bonus.
- Lower exposure to risk, but less total land ownership and upside than Option 1.
- A balanced path that mixes safety with some growth.

- If you value **capital safety, quicker liquidity, and moderate exposure to upside**, **Option 2** is ideal. After 24 months, you recover ₹1.30 Cr of your investment and still receive 825 sq.yds of developed land, which at today's prices (₹17K/sq.yd) can generate an additional ₹1.3 Cr in profit value – a balanced, low-risk return.
- If your goal is to **maximize wealth creation over a 3–5 year horizon**, **Option 1** delivers **1,650 sq.yds of developed plots** instead of cash back. At ₹22K/sq.yd, this equates to ₹3.6 Cr in land value and a profit potential of ₹2.2 Cr, with even greater upside

ABOUT US

- Nikit Estates is a Hyderabad-based real estate development firm specializing in curated, eco-conscious HMDA and Farmland communities across Telangana. Our projects are thoughtfully designed to offer a refreshing escape from city life—just a short drive from the urban hustle and bustle. With a focus on sustainable development, transparent processes, and long-term value, we're building more than just plots—we're creating peaceful, nature-connected lifestyles. With 2 successful projects in Hyderabad and a several more underway, Nikit Estates is the trusted partner for investors, NRIs, and anyone seeking their own retreat. Please feel free to refer to our company website or visit our office at R/O 8-2-293/82/J/A/122, 3rd Floor, Road No. 70, Journalist Colony, Hyderabad, 500083.