



Unlock a  
treasure trove  
of living.



A blend of antique and anew.

A blend of classic and cool.

A blend of the past and the now.

Welcome to Hallmark Treasure.

Inspired from the word 'treasure',

come open up a new regalia of

living, in the neighbourhood of a

place, where once graced the

Nawabs of Hyderabad.

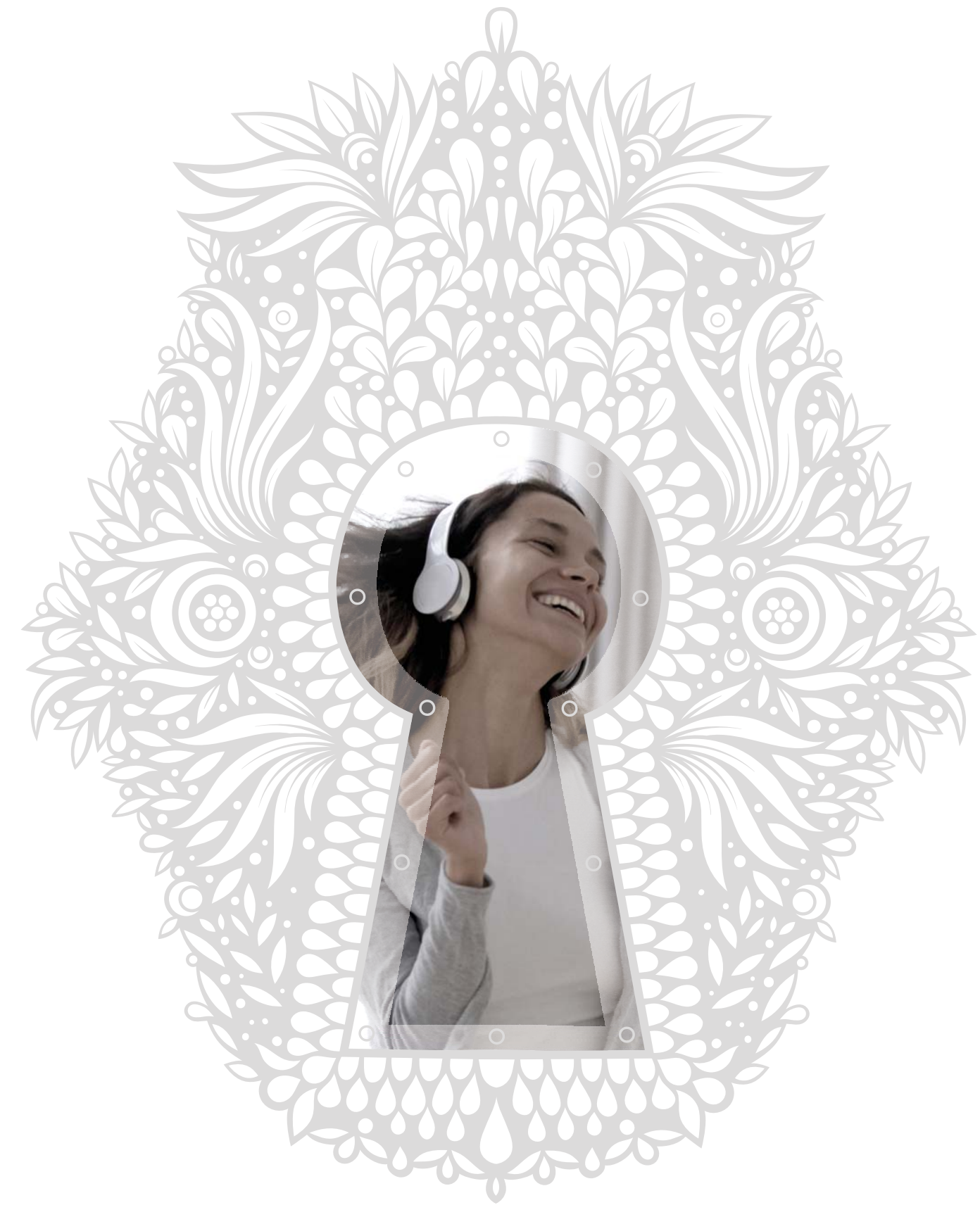
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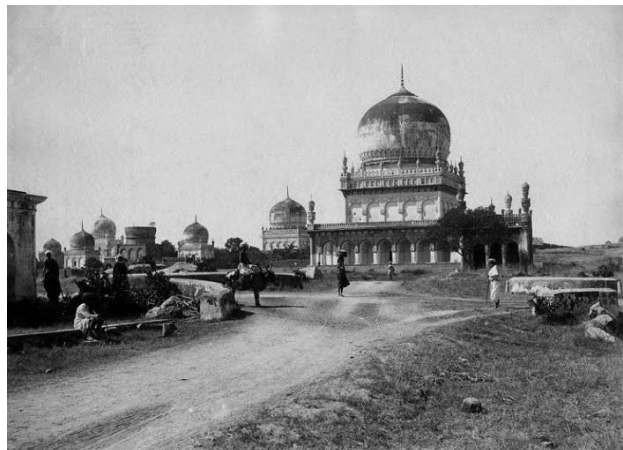
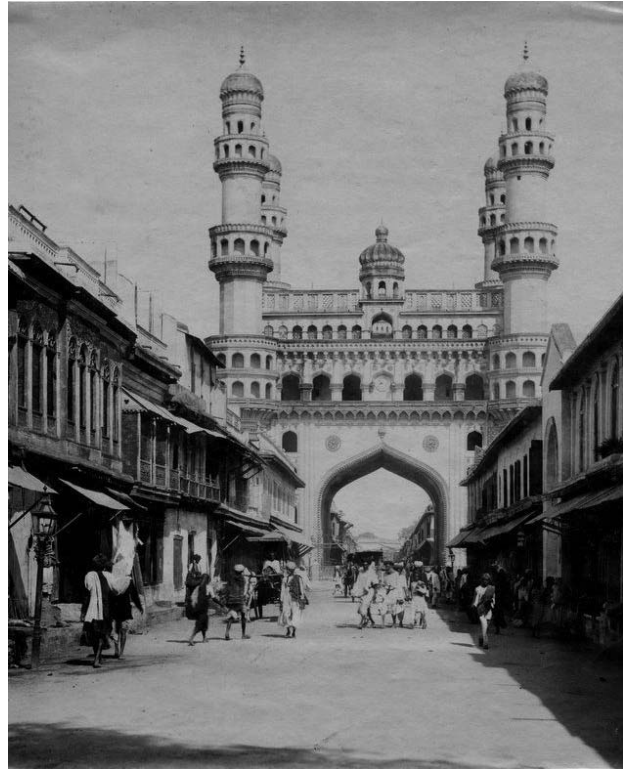
Take a few steps back in time,  
and you'll discover a geography  
that was resplendent with  
reservoirs and lakes.

Fortunately, some of it is still  
draping the locale. The water to  
Hallmark Treasure comes from  
the massive reservoir at  
Gandipet that delivers drinking  
water to the residential. Add to  
this, the magnificent past of the  
surroundings that mingles with  
time-led development.

In unison, both stand as pride  
for Hyderabad, that you as a  
resident, will live.

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Open your door to the life on the other side. You will unravel a lifestyle that will treat your senses. Remember, the place is Hallmark Treasure, a treasure-chest that will have you unbox delights of glorious antiquity, standing face-to-face with modernity.

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Come to think of it (or look at it), Hallmark Treasure will be an indispensable choice for the folks of the millennium generation, with undisputed support from the elders at home. One of the several reasons being, it is blessed with a location that has the largest reservoir of Hyderabad on one side, juxtaposed with some of the most luxurious residential projects on the other.

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A home that looks past the horizon. That's right, Hallmark Treasure is a tall high-rise that scales up to G+29 floors, with solidly-engineered homes that have wide-open balconies. And when you throw open the windows, they'll give you a view of the past and the present, leaving a lasting impression of the area's legacy and of course, vast opens greens and waters.

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As a resident of Hallmark Treasor, you will feel convinced of being surrounded and connected by massive world-level developments around. The brightly-lit Outer Ring Road (ORR) that connects every corner of Hyderabad - IT SEZs, Malls, Infotainment, Healthcare and other prestigious amusement centres, can be accessed easily.

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An aerial photograph of a residential area, likely a suburb in Hyderabad, India. The image shows a dense cluster of buildings, roads, and green spaces. A prominent feature is the Outer Ring Road (ORR), a multi-lane highway that curves through the area. The buildings are mostly multi-story structures, and there are several parks and green areas interspersed among them. A circular logo with the text 'Hallmark Treasor' is overlaid on the image, positioned in the lower-left quadrant. The logo features a red key icon above the word 'Treasor' and the word 'Hallmark' in a smaller font above it.

Hallmark  
Treasor

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Beauty lies in the eyes of the beholder, they say. Well, any which way you turn your gaze, you'll spot beauty that's nature-created and man-made. If you're in an east-facing flat, you can view a picturesque early sunset from behind the waters of Gandipet. Those living in the west-facing spaces can see the sunrise behind the prestigious, towering residential projects. How about bright beginnings at the start and end of every day?

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Hallmark Treasure is a new-generation monolithic construction, created using advanced MIVAN Engineering Technology. The greatest advantage of this technology is that these are used globally for accuracy and speedy construction. The architecture and landscapes that envelope the thorough planning make it a project worth owning.

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Hallmark Treasure belongs to a rare fleet of construction landmarks that's poised to be a one-of-its-kind high-end engineering project, embedded with technology-enabled homes that have high-security features built in. Also, the building management system uses latest hardware and software that connect its dwellers with services provided to their homes, to facilities and amenities in the project.

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Make splendour the highlight of your life,  
living in a world that's a cusp of past and present.  
Live life that's royale,  
soak in every moment of its radiance.



### Foyer and Elevator Zone

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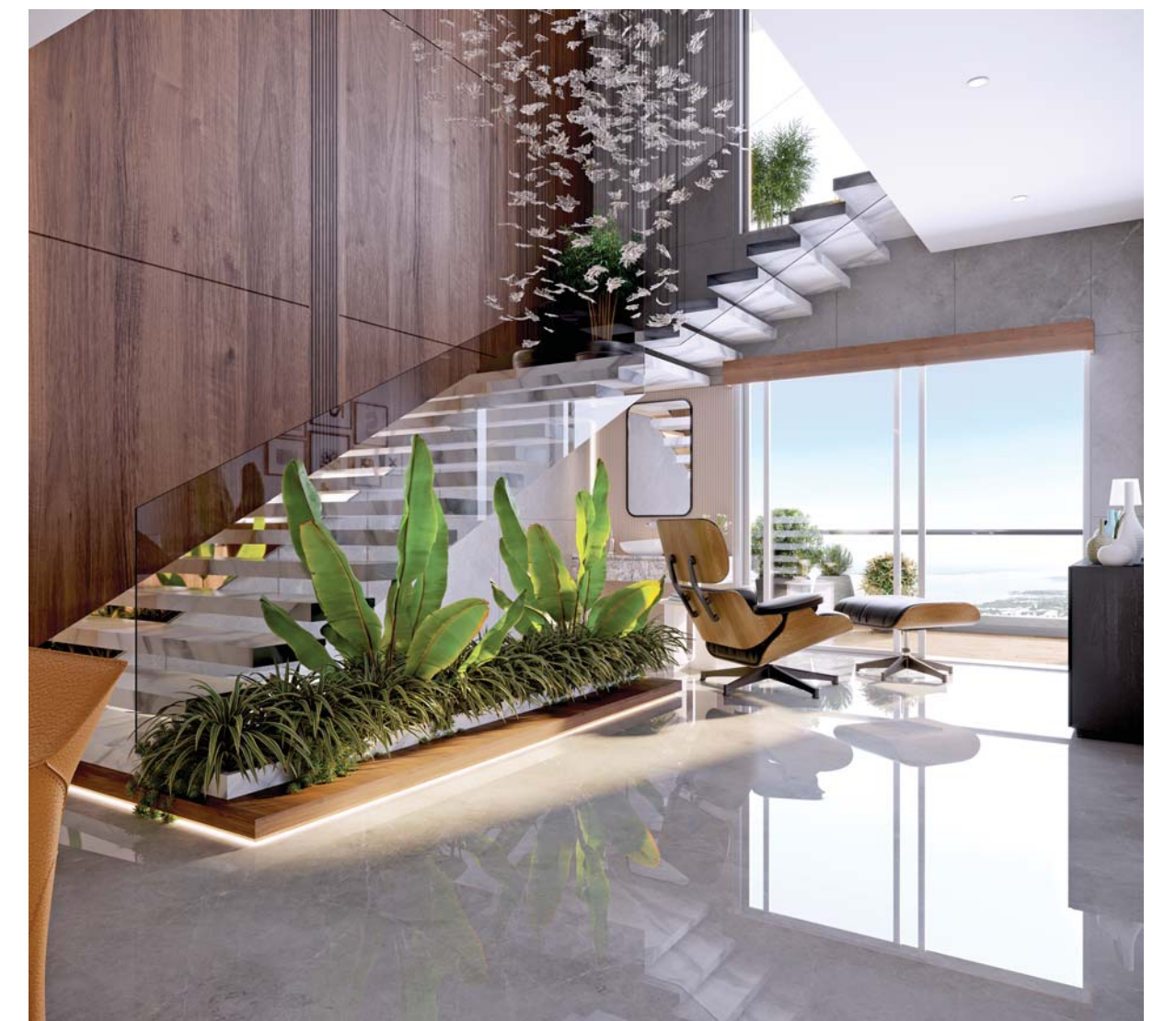
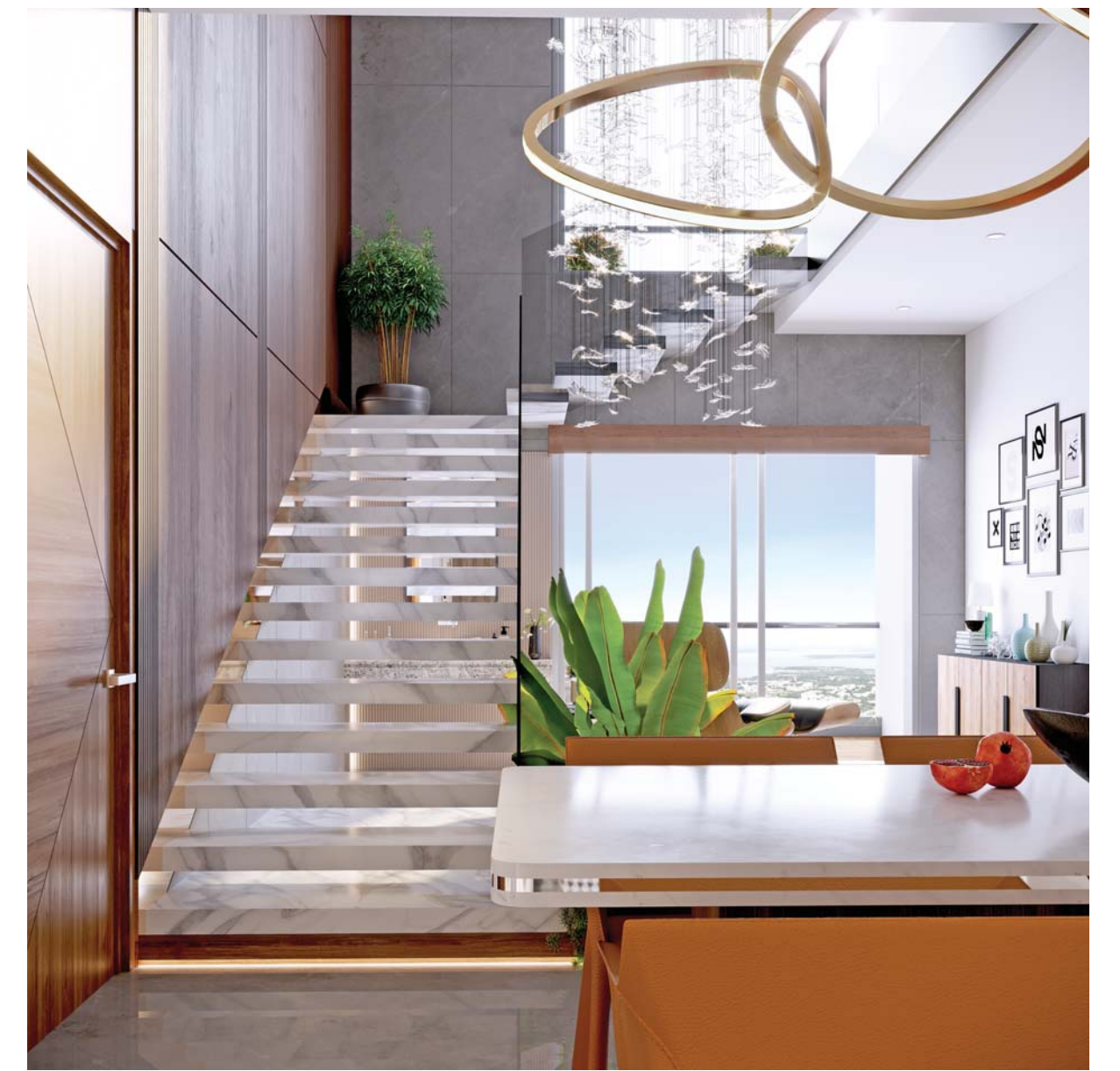
‘Welcome’ would be a word that’s an understatement when you walk the path with designer architecture on either side. Every square foot will be like a marvel so awaited.

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Some luxuries are meant to be admired, some luxuries are to be lived.  
How about a luxury that will have you experiencing both?

Look outside the window,  
you'll see the horizon.  
Look above the horizon,  
you'll see blues gliding.  
Look below the horizon,  
you'll see blue flowing.



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### Duplex Optional

In a world where space is a luxury,  
how about spaces that you can  
plan every corner of - from  
entertainment to recreation.

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Watch a story every day,  
Live a legacy of an era.  
The drama is outside the house,  
While the expression is inside.  
Come treasure every act.

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Living Zones

“I want a home that I can admire,  
I want a home that admires me;  
Awesome is a home where  
we can complement each other.”



The spaces inside are where you live in. And the spaces outside are those which live in you. Thankfully at Hallmark Treasure, you can plan the spaces you want to.





### Bedroom Views

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Nothing impresses like elegance.  
And elegance here can be bespoke.  
Because for the planning that we have  
done, complement it with the passion  
that you have for your home.

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### Bedroom Views

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Dawn or twilight, the room that you want to belong to is the one that's personal to you. Imagine, interpret, inspire - turn your home at Hallmark into an abode of peace.

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Watching a blockbuster isn't about  
driving to a multiplex anymore.  
It's about walking up to the home  
theatre that's running the next big  
hit - right inside the commune.

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## Luxury Kitchen

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For our homes, the way to a woman's heart has always been through the kitchen. Quite the reason why we have planned for kitchens that are vast, open, and most of all, airy. We want the cooking in-charge to savour cooking, and then the food.

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Take a bite of happiness.  
Digest it with togetherness.  
And cherish the after-taste forever.



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It's called a Drawing Room for a reason. Or two, or more.  
What you draw sitting here is inspiration, you draw ideas,  
you draw plans for your future, doing nothing.

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Share morsels of joy. Share morsels of affection.  
Share morsels of togetherness. And yes, do share morsels of feast often.

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Sit in with nature. Because the sit-out is so inviting,  
that you wouldn't want to sit inside. Works?

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### Bedroom Views

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“My bed puts me to sleep.  
It’s my cradle  
I feel the bliss,  
just like it is.”

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“I admire my adorable darling,  
making the fresh green grass her bed.  
I watch her play, watch her laze,  
nothing more will have me in a smiling gaze.”

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Hallmark Treasor is bliss in concrete life. Right from the point you enter, you'll be mesmerized by the planning of landscape and architecture that complements this new-age technology-enabled rising.

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Life is all about views and perspectives. So is the architecture at Hallmark Treasure. It's what you see and it's what invites you that's the exciting part.

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Make every day a day to walk your feet over misty green grass.  
Make every day a day to laze on the green carpet after a meal.  
Make every day a day to gape the sky, while lying on the greens.

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Take the path to peace every day. Because the pavement is surrounded by a landscaped garden that will please you.

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With a turn here and a bend there, Hallmark Treasure will impress you with its pergolas that you'll come by. You're either their neighbour or their bestie.

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Sit by the waters that reflect radiance.

Sit by the waters to see it become your mirror.

Sit by the waters to see fish get hooked to your charm.

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“It’s the shade of trees that feels like Mother Earth’s blanket.  
It’s the shade of trees that’s the shelter I seek in summer.  
It’s the shade of trees that calms a fiery moment.”

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Play games that push your limits.  
Play games that test your skills.  
Perfect games that'll teach your  
young one a subject. Like  
Basketball's trajectory teaches  
you Physics.

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Greens play host to a palette of colours like orange, blue and yellow, making the area vibrant and wonderful. Cherish the view of your young tots play, right from your balcony.

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When there's a blend of fresh air, activity, and open skies to treat you - what else do you have to think of, but goodness.





“Sometime I do nothing.  
Sometimes I wade still.  
Sometimes I swim,  
Sometimes I sway.”



Clubhouse

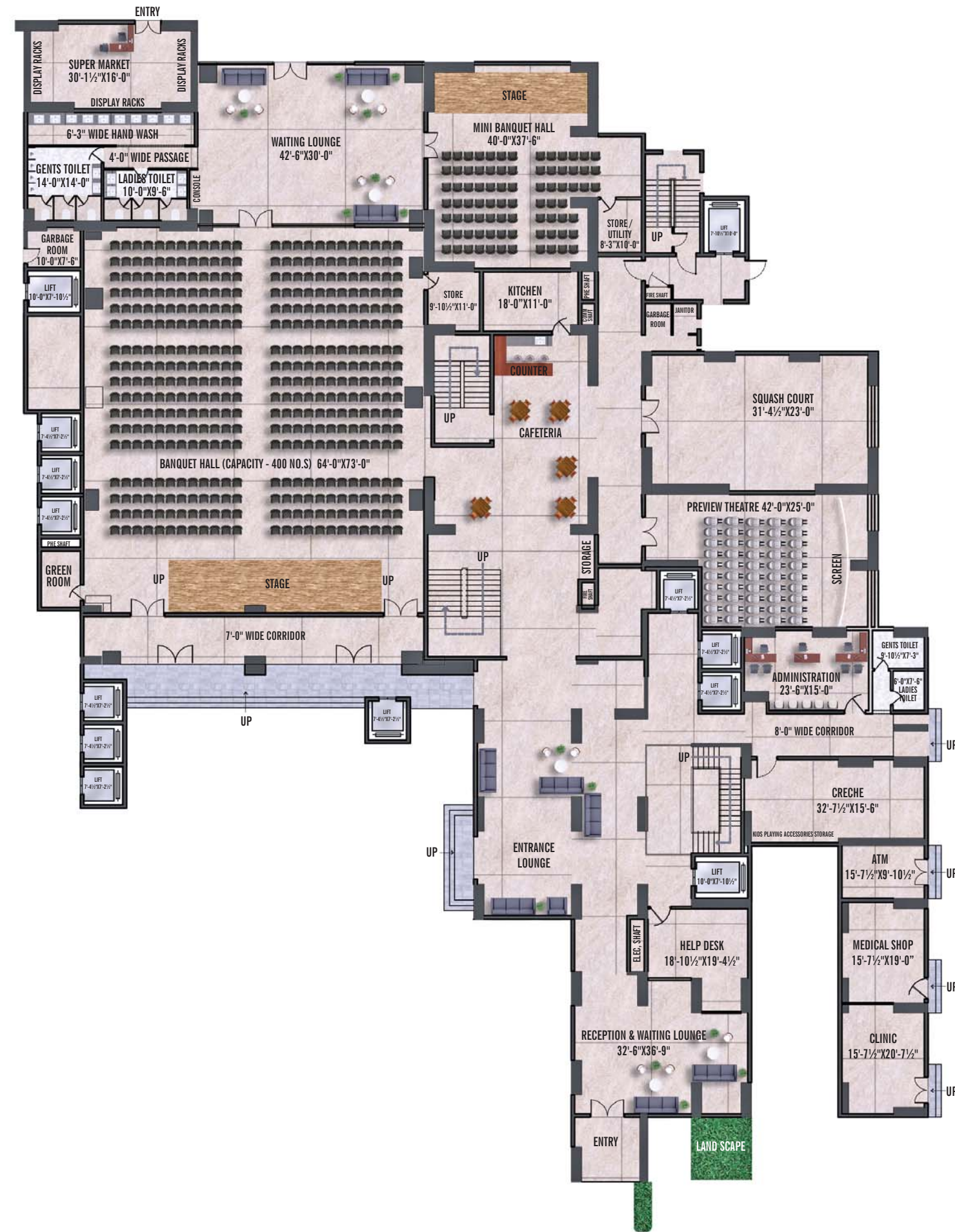
Reflections speak a lot about the source. Reflections make us look afar. Reflections make us see beyond and beneath. Reflections are a journey to a life unseen.



# CLUBHOUSE

## TYPICAL FLOOR PLAN

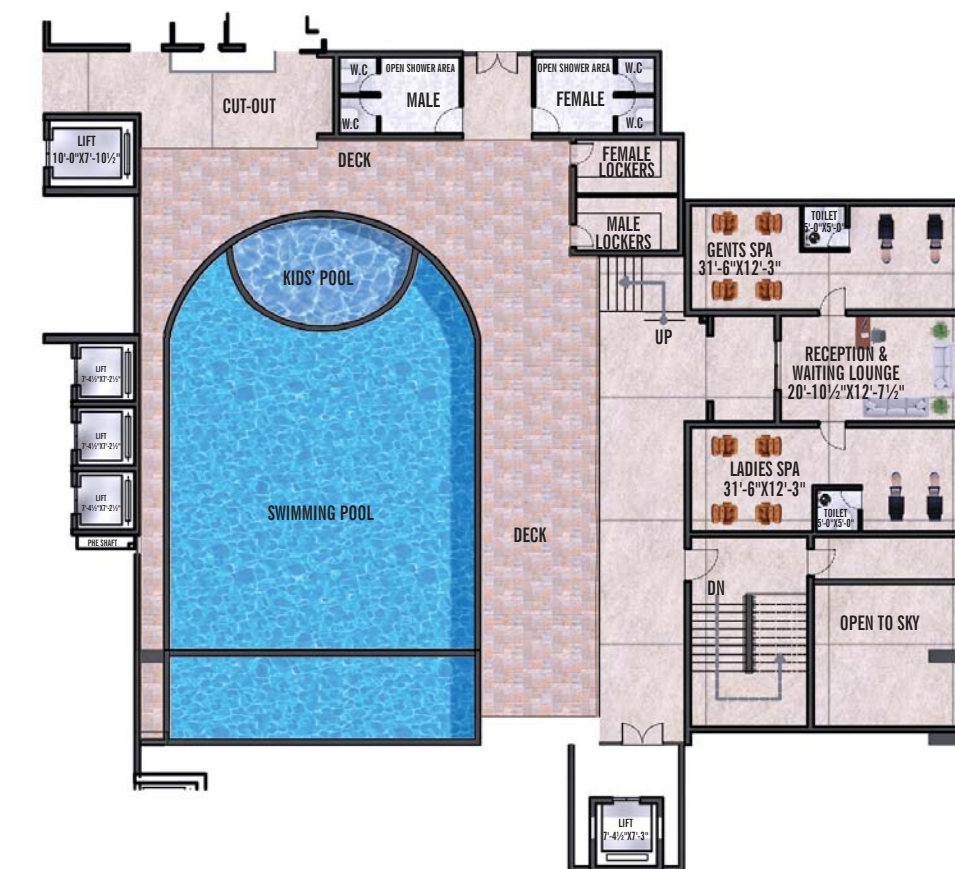
Clubhouse Ground & First Floor



Clubhouse Second Floor



Clubhouse Third Floor





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Look past the world, from  
the infinity pool.

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When your home is a high-rise, we know what you also have is high expectations. And so, it's the lovely architecture that makes the towering Hallmark Treasure look splendid.

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Conversations lighten up the mood. Conversations are a way to bond, a way to relate, a way to understand. Which is why we have designed spaces for conversations to happen.

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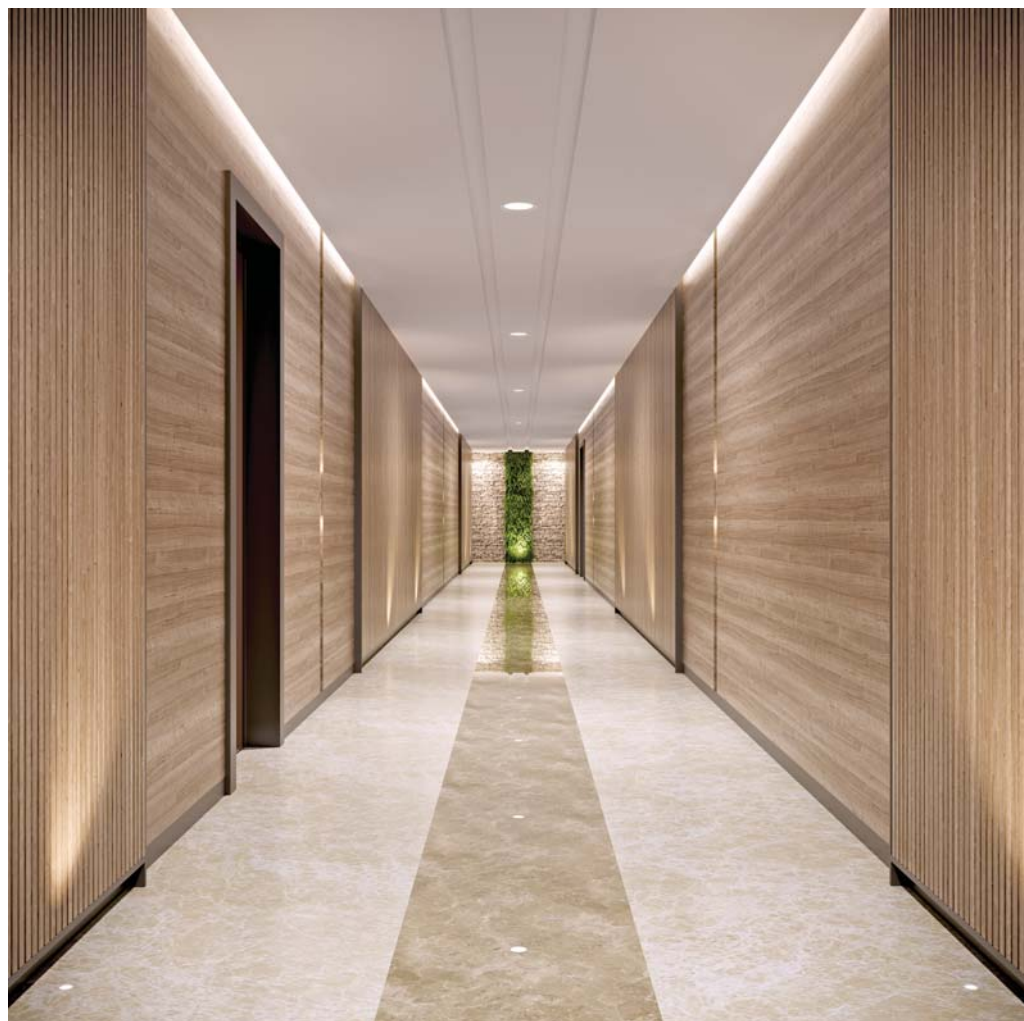


Reception

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Hallmark Treasure has been designed to look glorious in every aspect of design and planning. From having a reception to places of recreation - there's a lot.

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Corridor



Reception



Waiting Lounge



Coffee Shop

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We've made life a blend of convenience and comfort. Because we've brought all the necessities right here, which you may otherwise have to step out for.

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Clinic



Pharmacy



Supermarket



Main Banquet

Play the best host when it comes to hospitality or ensure that a certain occasion at home is just as amazing as you wish it to be.



Home Theatre



Guest Bedroom



Mini Banquet



Gym

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If for kids there's their kind of play area, for the grown-ups there are their kind of recharge and unwind areas. Great care has been taken to ensure that there's a fine balance of both.

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Yoga



Badminton Court



Indoor Sports



Library



Kids' Play Area





Make relaxing not just a necessity.  
Make relaxing also a leisure;  
And a treasure.



A key opens the view to delights, and drama.  
A key unlocks aspiration, and awesomeness.  
A key opens the doors to moments of treasure.

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Hallmark is equipped with a plethora of amenities and facilities, and most of them are technologically-enabled or run on next-gen IoT (Internet of Things) technology. So own conveniences that make your feel wonderful.

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### RFID Vehicle Management System

This technology provides accurate and reliable information to manage and control the movement of vehicles.



### Home Automation

Such a system provides residents the flexibility to connect the electrical systems in the house through the internet by giving them the control through handheld personal devices.



### Lighting Management System (LMS)

It's an energy-efficient mechanism that gives the option to control the entire lightning through a central control-hub in all the utility and common areas of the project.



### Indoor Sports Arena and Theatre Lounge

It has a Badminton and Squash Court with audience gallery, kids' play-station,, and a large pre-view theatre that's professionally designed by industry experts.



### Clubbing Centre

This multi-level facility has been designed with private workplaces, guest rooms, spa, grocery store, canteen, and so on - to give residents everything they get in a premium hospitality project.

### Building Management System (BMS)



A computerized BMS is installed to control and effectively monitor the centralized electrical, gas and water equipment. Thus, reducing the wastage of natural resources and providing a healthier living.



### EV Charging Station

Two electrical vehicle charging stations to fuel the next generation vehicles.



### Outdoor Sports Zones

As a part of multi-sport promotion, the project has facilities for sports that complement the taste and physical fitness passion of residents.



### 24x7 Security Surveillance

A well-integrated fiber connectivity with individual units and CCTVs in the corridors and landscape areas to the central security hub makes this project a high security campus.

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## L E G E N D

1. Grand Entrance Paving
  2. Commercial Tower
  3. Entrance Portal
  4. Grand Entrance Plaza
  5. Pergola Feature
  6. Grass Pavers
  7. Amphitheater
  8. Shallow Water Feature
  9. Lawn
  10. Deck with Covered Roof
  11. Plaza with Seating
  12. Skating Rink
  13. Children's Play Area
  14. Synthetic Multipurpose Court
  15. Cricket Practicing Net
  16. Jogging Track
  17. Cycling Track
  18. Vertical Column with light feature
  19. Transformer Yard
  20. Stepped Planting
  21. Fragrance Plantation
  22. Flower Plantation
  23. Swimming Pool
  24. Kids' Pool
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# G+29 TYPICAL FLOOR PLAN

## 3 BHK Area Statement

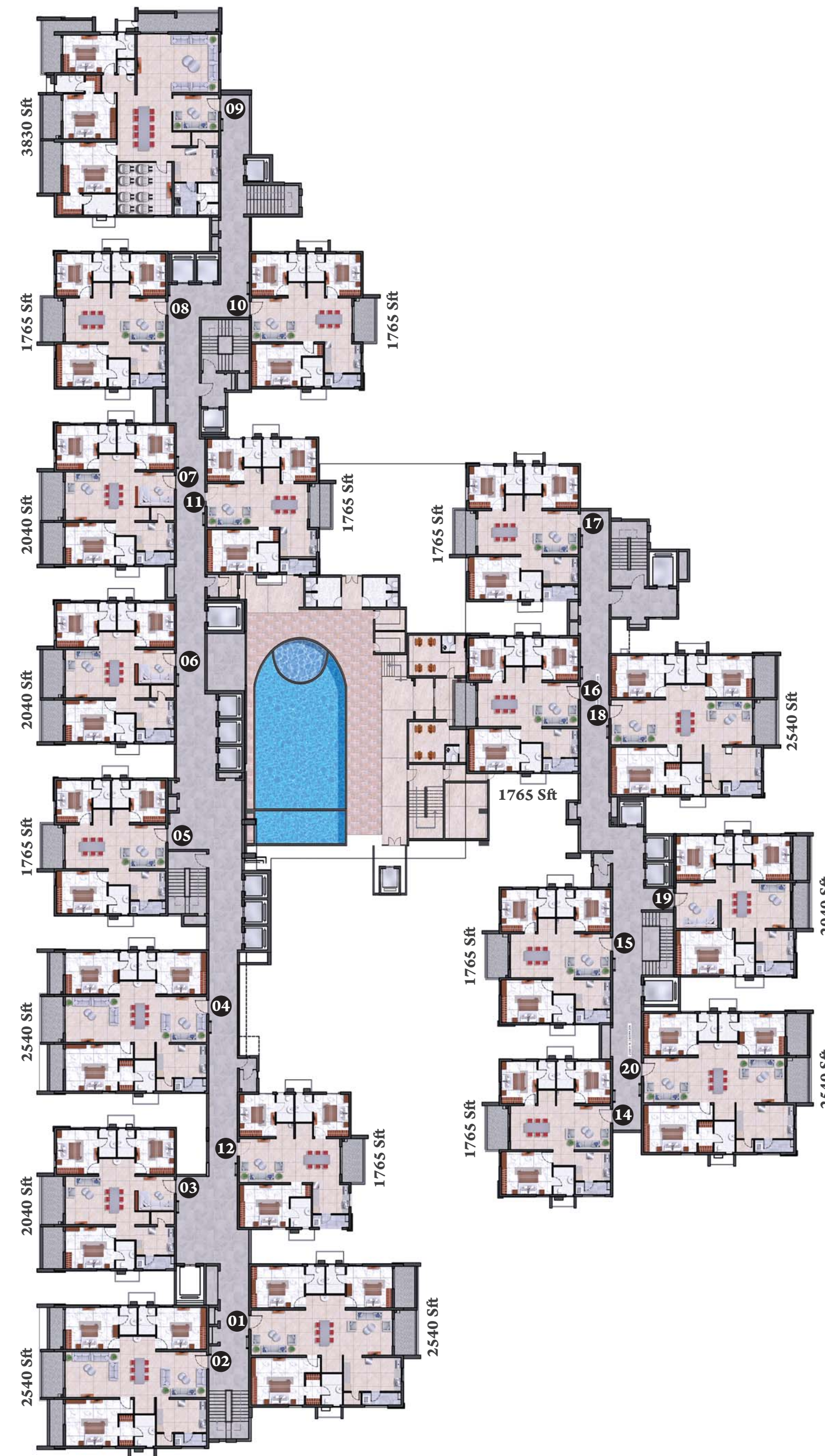
Ground, First and Typical Floor

Flat No.	Facing	Total Area	GF & 1 <sup>st</sup> Floor Area
Flat 09	East	3830 Sft	3342 Sft
Flat 02, 04	East	2540 Sft	2400 Sft
Flat 01, 18, 20	West	2540 Sft	2400 Sft
Flat 03, 06, 07	East	2040 Sft	1895 Sft
Flat 19	West	2040 Sft	-
Flat 05, 08, 14, 15, 16, 17	East	1765 Sft	1695 Sft
Flat 10, 11, 12	West	1765 Sft	1695 Sft

## 4 BHK Area Statement (Duplex Optional)

Option available in Top 2 Floors (28<sup>th</sup>+29<sup>th</sup> Floor)

Flat No.	Facing	GF & 1 <sup>st</sup> Floor Area	Total Area
Flat 02, 04	East	2540 Sft	5080 Sft
Flat 01, 18, 20	West	2540 Sft	5080 Sft
Flat 03, 06, 07	East	2040 Sft	4080 Sft
Flat 19	West	2040 Sft	4080 Sft
Flat 05, 08, 14, 15, 16, 17	East	1765 Sft	3530 Sft
Flat 10, 11, 12	West	1765 Sft	3530 Sft



East-facing  
**5080 Sft**  
 4 BHK  
 DUPLEX  
 Flat 02, 04



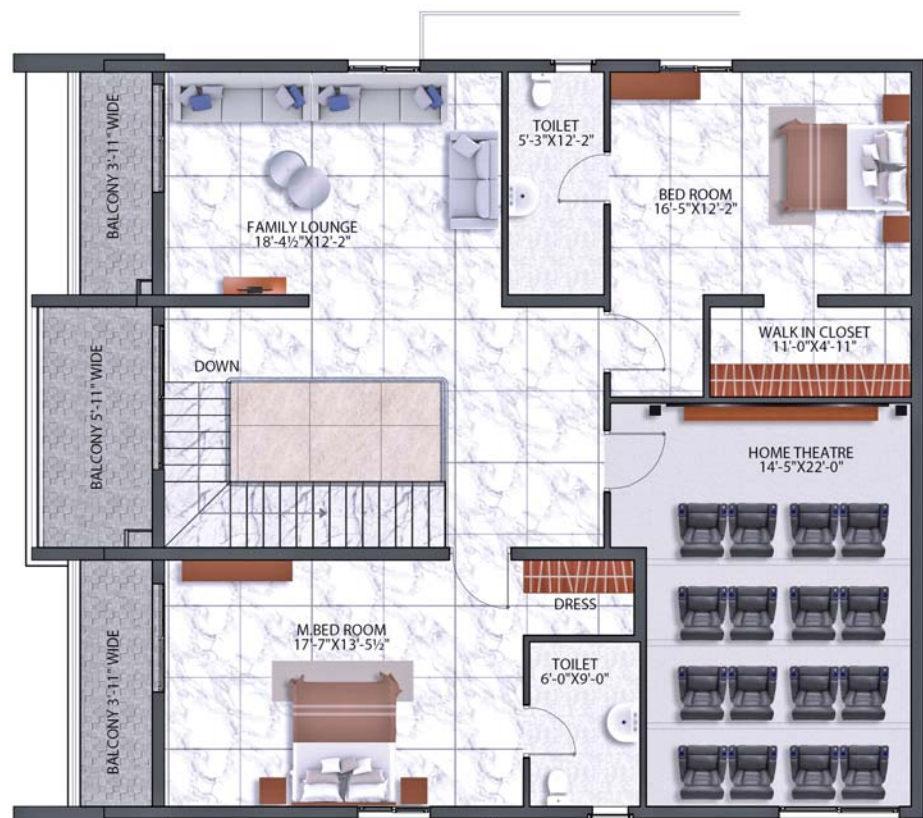
Lower Floor | 2540 Sft.



West-facing  
**5080 Sft**  
 4 BHK  
 DUPLEX  
 Flat 01, 18, 20



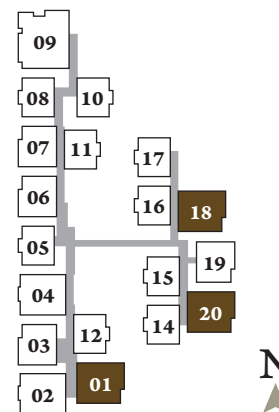
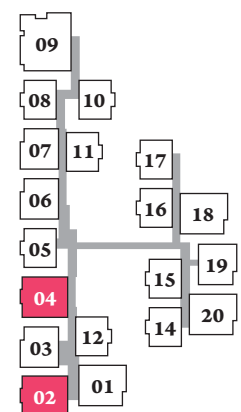
Lower Floor | 2540 Sft.



Upper Floor | 2540 Sft.



Upper Floor | 2540 Sft.



East-facing  
**4080 Sft**  
 4 BHK  
 DUPLEX  
 Flat 03, 06, 07



Lower Floor | 2040 Sft.



West-facing  
**4080 Sft**  
 4 BHK  
 DUPLEX  
 Flat 19



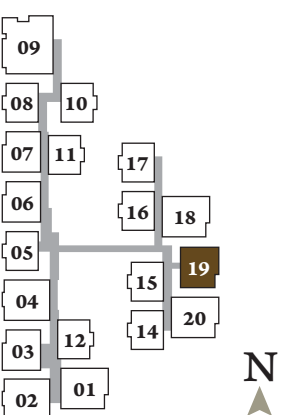
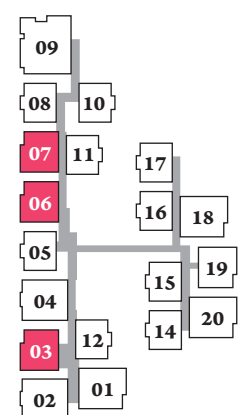
Lower Floor | 2040 Sft.



Upper Floor | 2040 Sft.



Upper Floor | 2040 Sft.



East-facing  
**3530 Sft**  
 4 BHK  
 DUPLEX  
 Flat 05, 08, 14, 15, 16, 17



Lower Floor | 1765 Sft.



West-facing  
**3530 Sft**  
 4 BHK  
 DUPLEX  
 Flat 10, 11, 12



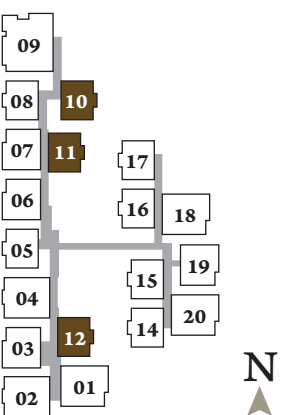
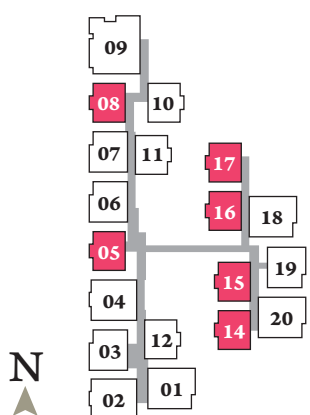
Lower Floor | 1765 Sft.



Upper Floor | 1765 Sft.

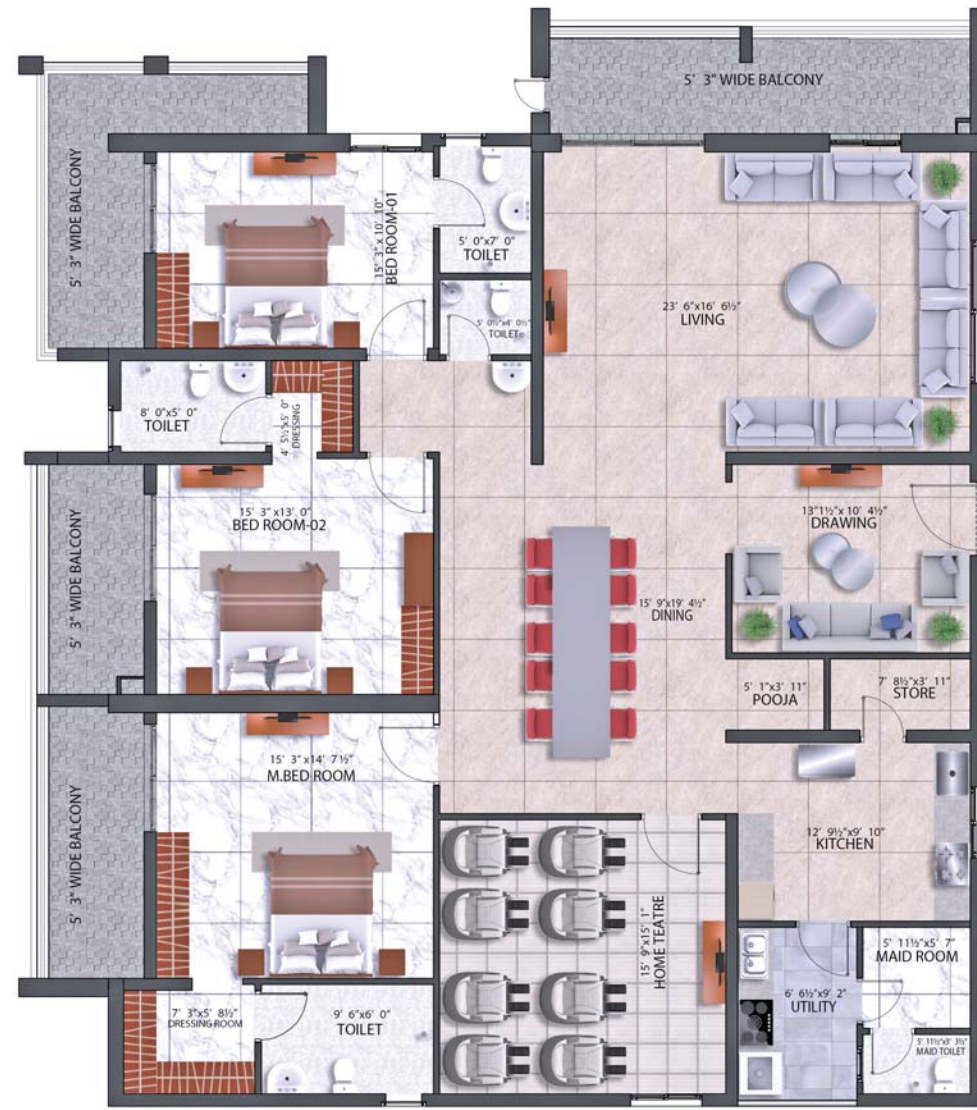


Upper Floor | 1765 Sft.





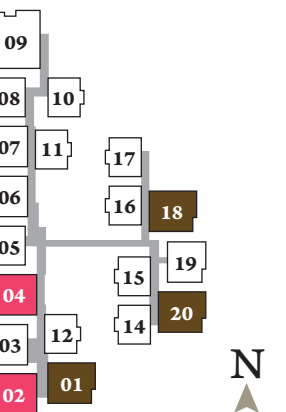
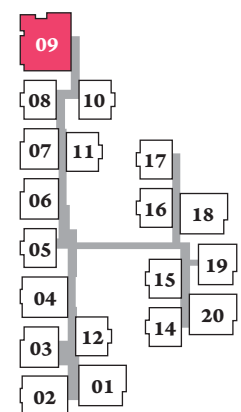
East-facing  
3830 Sft  
3 BHK  
Flat 09



East-facing  
2540 Sft  
3 BHK  
Flat 02, 04



West-facing  
2540 Sft  
3 BHK  
Flat 01, 18, 20





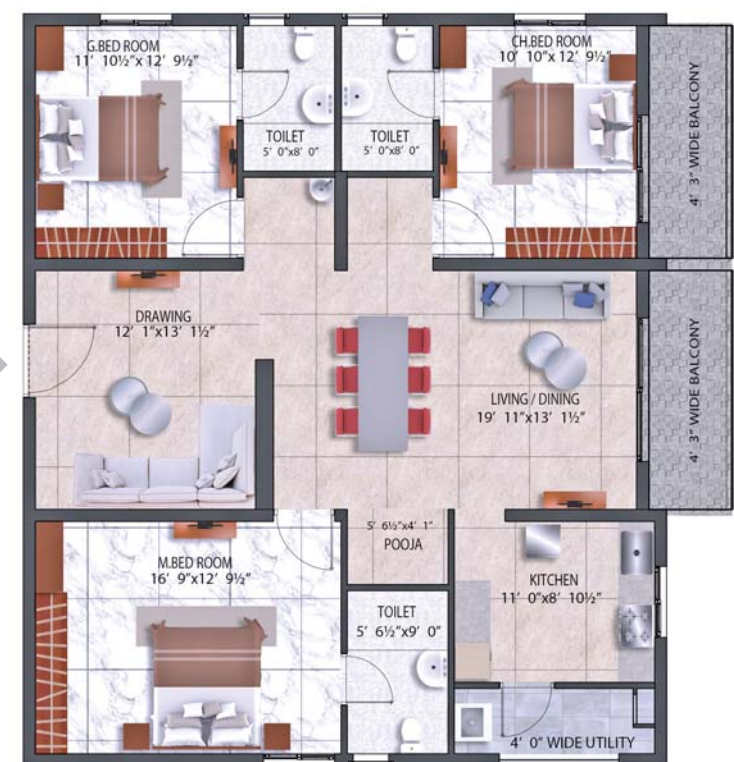
East-facing  
2040 Sft  
3 BHK  
Flat 03, 06, 07



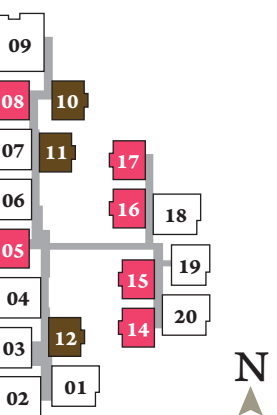
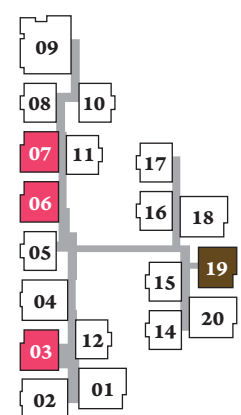
East-facing  
1765 Sft  
3 BHK  
Flat 05, 08, 14, 15, 16, 17



West-facing  
2040 Sft  
3 BHK  
Flat 19



West-facing  
1765 Sft  
3 BHK  
Flat 10, 11, 12



# SPECIFICATIONS

The best things in life come to those who wait - and they wait. We are sure your wait will be worth it, for the best you have expected.

## SUPER STRUCTURE

RCC shear wall framed structure, resistant to wind and earthquake. (Zone - 2)

## WALLS

**INTERNAL WALLS:** Reinforced shear wall or solid cement concrete blocks.

**EXTERNAL WALLS:** Reinforced shear wall or solid cement concrete blocks.

## DOORS

**MAIN DOOR:** Designer Main Door Frame and Shutter of 8'height with premium designer hardware fittings.

**INTERNAL DOORS:** Designer Internal Door Frame and Shutter of 7'height with premium designer hardware fittings.

## WINDOWS AND FRENCH DOORS

**WINDOWS:** Anodized aluminum frame with toughened glass with provision for mosquito mesh.

**FRENCH DOORS:** Anodized aluminum frame with toughened glass with provision for mosquito mesh.

## FLOORING AND WALL CLADDING

**DRAWING, LIVING, DINING, ALL BEDROOMS AND KITCHEN:** Premium vitrified tiles with 4-inch Skirting.

**BALCONIES:** Premium anti-skid vitrified tiles.

**BATHROOMS:** Acid-resistant and anti-skid premium, vitrified tiles and wall cladding up to door height.

**UTILITY:** Anti-skid tiles and wall cladding up to 4 feet.

**STAIRCASES:** Granite/Tandoor flooring as per architect design.

**FIRE STAIRCASE:** Tandoor/Kota stone.

**CORRIDOR & ELEVATOR LOBBIES:** Vitrified tiles combination as per architect design.

## PAINTING

**EXTERNAL:** Textured finish with 2 coats of external emulsion paint of reputed make.

**INTERNAL:** Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.

**SIT-OUTS:** Weather-proof paint of reputed make over external putty finish at utility/sit out walls and ceiling.

## AIR-CONDITIONING

Provision for Air-Conditioning drain outlet for living, Drawing and all Bedrooms.

## PLUMBING

### BATHROOMS:

- All CP fitting and sanitary fixtures of Villeroy and Boch or equivalent make.
- Wash basins in all the toilets except servant toilet.
- Wall-mounted EWC with flush valves and health faucets in all Bathrooms.
- Rain Shower in Master bathroom and Overhead shower in all bathrooms.

### KITCHEN:

- Provision for fixing of water purifier.
- Provision for washing machine in utility area.

## ELECTRICAL

- Elegant designer modular electrical switches of reputed make.
- Concealed copper wiring of Premium make.
- Power outlets for geyser and exhaust fan in all bathrooms.
- Plug points for TV in drawing, living and all bedrooms.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixers/grinders, and water purifier in kitchen.
- Power plugs for washing machine and dishwasher.
- Three-phase power supply for each unit.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.

## COMMUNICATION

### TELECOM:

Telephone point in drawing room

Intercom facility to all units connecting Security, Club House and Maintenance Office.

### CABLE:

Provision for DTH /cable connection for TV in drawing, living and all bedrooms.

### INTERNET:

Wired internet provision in drawing room and master bedroom.

Wi-Fi internet within the community and clubhouse.

## GENERATOR

100% DG set backup with enclosure and AMF panel for all apartments and common areas.

## LIFTS

13 no's high-speed automatic passenger lifts with rescue device and V3F for energy efficiency of reputed make.

4 no's high-speed automatic service/fire lift with rescue devices and V3F for energy efficiency of reputed make.

## WTP / STP

Fully-treated bore water made available through exclusive water-softening and purification plant of reputed make.

Sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for landscaping and flushing purposes.

## RAIN WATER HARVESTING

Rain water harvesting through recharge wells on site to improve ground water level.

## WATER SUPPLY

Pneumatic pumps will be used for supply of freshwater and treated water to individual apartments.

## CAR WASH FACILITY

Provision for car wash facility in all basement areas.

## SECURITY & BMS

Sophisticated round-the-clock security system.

Boom barriers at entry gate with mechanical operation.

Panic button and intercom is provided in the lift that is connected to security room.

## CCTV

CC cameras will be provided at all common areas as per consultant design.

## LPG

Provision for piped gas from centralized gas bank to all kitchens with individual gas meter.

## FIRE & SAFETY

Fire hydrant and re sprinkler system on all floors and in basements as per Fire Department norms.

Fire alarms, smoke detectors in all apartments as per Fire Department norms.

Public address system in all floors and parking areas (basements), control panel at main security as per Fire Department norms.

## WASTE MANAGEMENT

Garbage Room/Chutes with separate bins to collect dry waste and wet waste is provided in every floor.

## COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot with solar fencing.

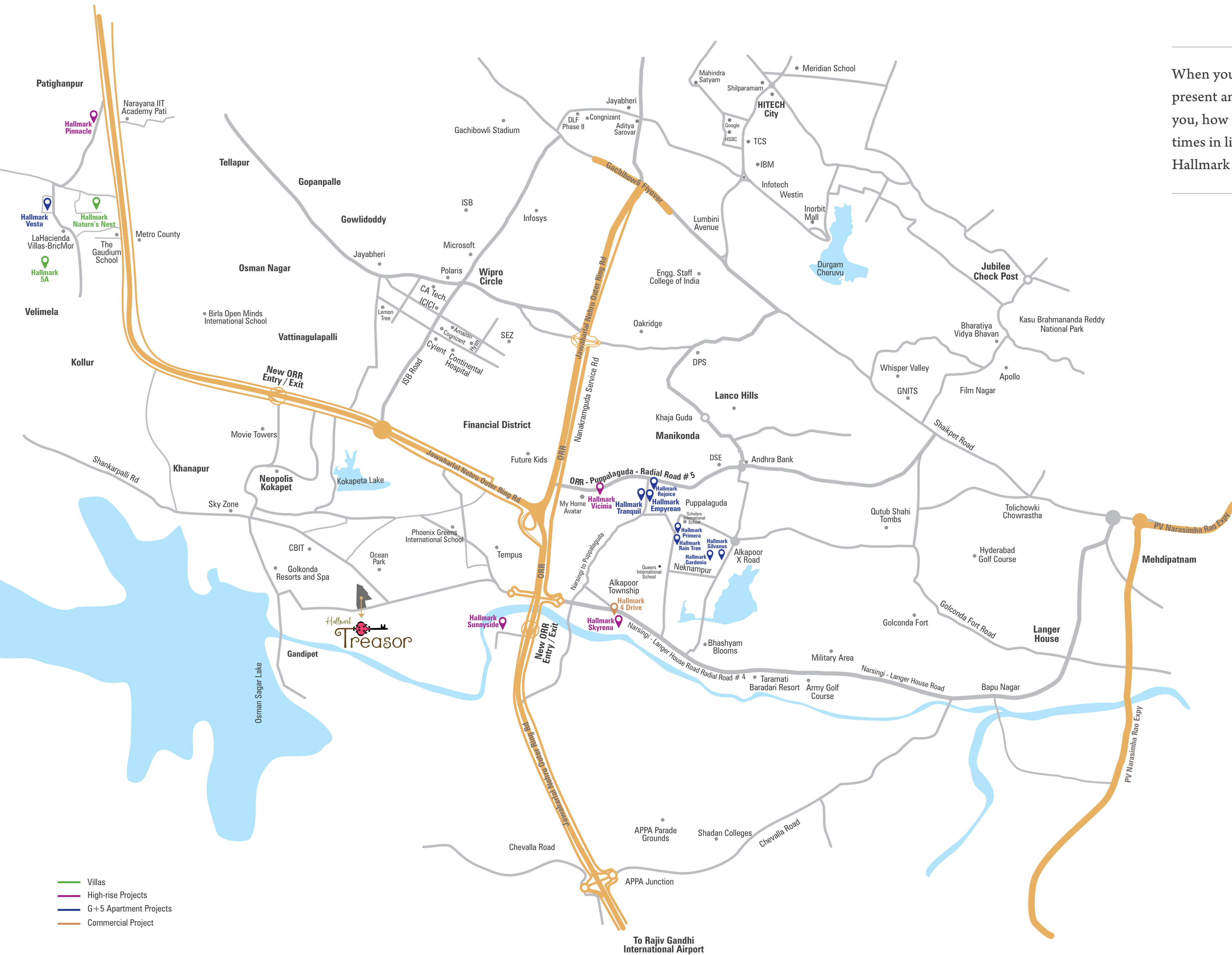
## LIGHTING

LED lighting for all common areas including indoors and outdoors with Lighting Management System (LMS).

## GREENERY & LANDSCAPE

Landscaping in the setback areas wherever feasible as per consultant design.

When you have nature, history, present and future right next to you, how far are you from the best times in life? We say, welcome to Hallmark Treasure at Gandipet.



**Ease of Accessibility**

HITEC City	15 min.
Gachibowli	10 min.
Wipro Circle	10 min.
Jubilee Hills	20 min.
Airport	25 min.



Scan QR code for location

- Villas
- High-rise Projects
- G+5 Apartment Projects
- Commercial Project

Hallmark is like a flower-vase  
the flowers of which have been  
spreading fragrance across  
thousands of homes. Take a  
glimpse at our bouquet.



158 Luxury Flats @ Puppalaguda



84 Luxury Flats  
@ Alkapoor Township



240 Premium Flats @ Nekkampur



245 Premium Flats @ Puppalaguda



441 Luxury Flats @ Puppalaguda



Proposed Lavish Gated Villa  
Residential Project in 47 acres  
@ Pati close to Kollur exit



Ultra-Modern G+14  
Residential Project in 6.9 acres  
@ Narsingi



Commercial Tower with Retail and  
Office Spaces on Radial Road # 4  
@ Narsingi



G+9 Floors Luxury Apartments  
in 5.7 acres @ Manchirevula



G+5 Floors Luxury Apartment  
Project in 3 acres @ Pati, off Kollur



Proposed Ultra-modern Boutique Villas  
in 5.37 acres @ Pati, off Kollur



VALUES  
THAT  
MAKE US A  
HALLMARK  
COMPANY



### RESPECT

Respect for us isn't alone about our approach towards our customers or colleagues, but also about every instance of work and life.



### QUALITY

It's the measure of best efforts we put in to give our customers what they expect, and if possible, even exceed them.



### CREATIVITY

We are not just about building homes, but about helping you with ways to make your living complete with our ideas.



### PUNCTUALITY

Being on-time is one thing, but being on-time while being consistent with quality and standard is our thing.



### ACCOUNTABILITY

Whatever comes from under our aegis, we owe it to our team. That way, accountability is an element of our personality.



### PARTNERSHIP

We are always trying to understand others' weaknesses and trying to complement them with our strengths, and vice versa.



### TECH-SAVVINESS

Better products and processes come out of better technology. We are constantly adapting the latest in our industry.



### TRANSPARENCY

Simple, transparency is a summation of straightforwardness, honesty and truthfulness. For us, transparency equals relationship.



### INTEGRITY

It's what defines our conduct with anyone we interact with, every day. We always aim for the highest standards.



### FLEXIBILITY

When we are here to build a home for you, we would want to make you happy. So, we try and be as flexible as we can.



### SECURITY

In a world full of uncertainties, we wish to be those you can feel at-home with, and folks you can be assured about.



### DEDICATION

We believe in giving ourselves completely to the task on hand, and that way, we do more with less effort and at better pace.



### AMBITION

To keep improving ourselves is our constant ambition. The fact is, only when we better ourselves is when we can give you the best.



### FOCUS

The way we see things is when you have an unwavering commitment to something, there's little that can go wrong.



### RELIABILITY

It's easy to build relationships. But what keeps them going is the confidence of being able to fall back on each other.



Project approved by



TS RERA REG. NO. P02400003226



Principal Architect



instonearchitects.com

Structural



MEP Consultant



Landscape



Facility Interiors



3D Consultant



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