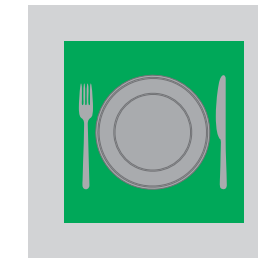
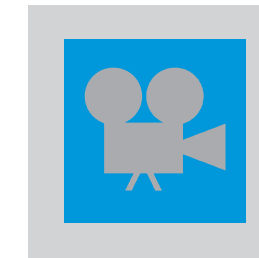




A PROJECT BY COLONIAL CONSTRUCTIONS



WE ARE THE

NEW



1591

FROM AN OLD WORLD CHARM  
TO A NEW WORLD ORDER

HYDERABAD HAS CHANGED

IN EVER EVOLVING CHANGE,  
CAN WE BE LEFT BEHIND?



EMBRACE THE NEW

2021





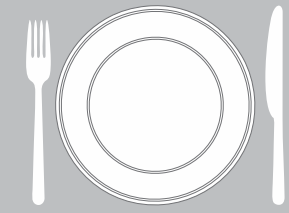
FROM BAZAARS OF YESTERDAY TO  
**THE MALLS OF TODAY**

THE WAY WE SHOP HAS CHANGED

CHANGE BRINGING SEASONS







1999

FROM EATERIES OF YESTERDAY  
TO FOOD COURTS OF TODAY

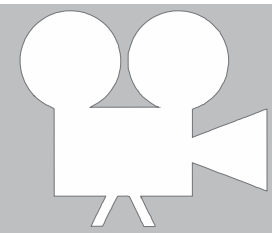
T H E   W A Y   W E   D I N E   O U T   H A S   C H A N G E D



2021

C H A N G E   B R I N G S   L I F E S T Y L E





1986

FROM THEATRES OF YESTERDAY  
TO MULTIPLEX OF TODAY

T H E   W A Y   W E   E N T E R T A I N   H A S   C H A N G E D

C H A N G E   B R I N G S   H A P P I N E S S





# 1988

SREE RAMA THEATRE



SREE RAMA, Bahadurpura, is a renowned name for the cinema lovers across Hyderabad. Established in the year 1988, it was a go to address to catch their favourite film stars on screen for nearly 4 decades. Its patrons include generations of film lovers.

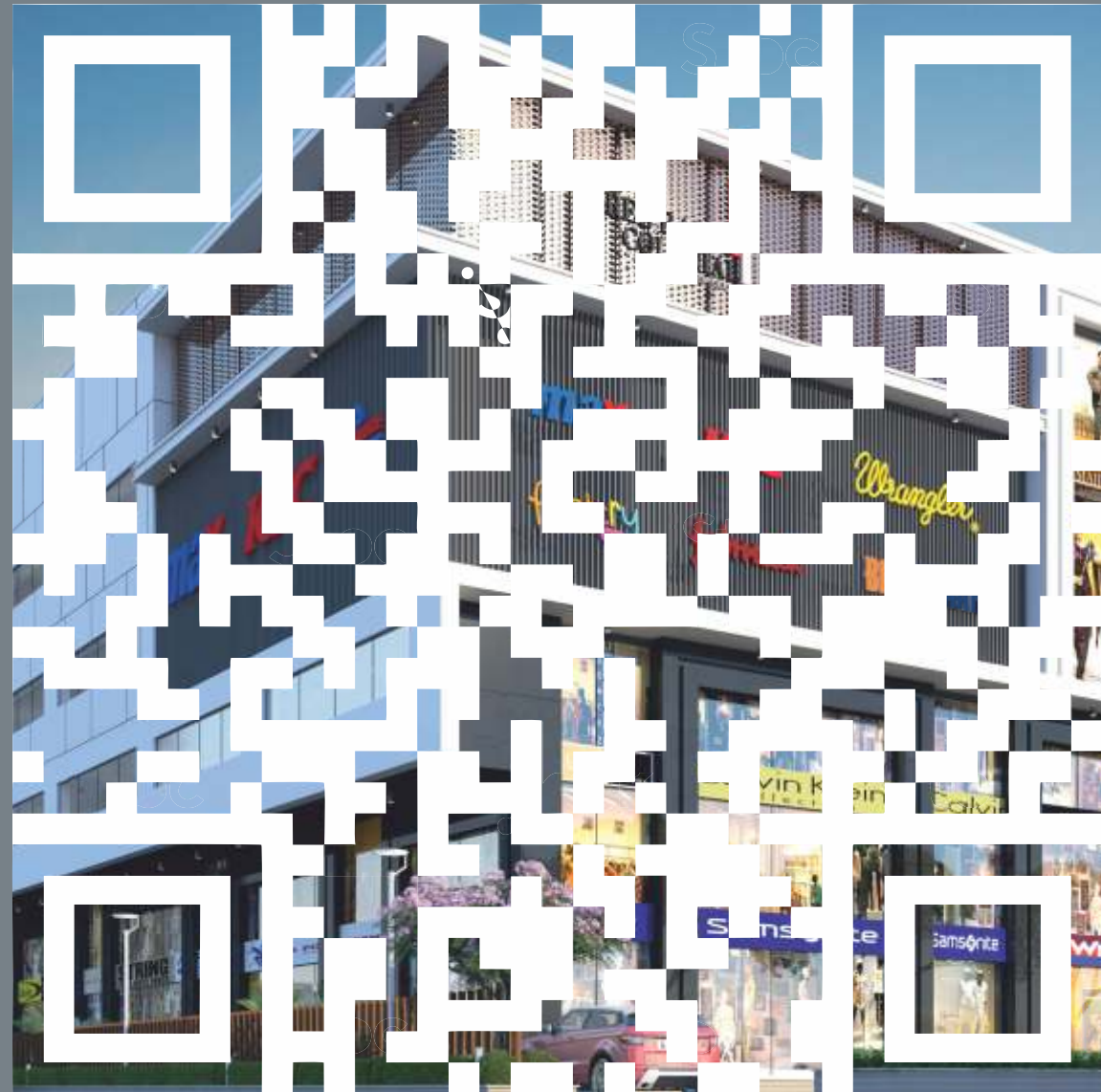
B A H A D U R P U R A T O O H A S C H A N G E D

# TODAY



As the new concept of movie viewing taking over the decades old, SREE RAMA is all set to treat its loyal patrons with all new Shopping, Gaming, Dining plus watching favourite Cinema experience.

C H A N G E B R I N G S O P P O R T U N I T I E S



# SREE RAMA COLONIAL

MALL & MULTIPLEX

## AN OPPORTUNITY LIKE NEVER BEFORE!

SREE RAMA COLONIAL coming up at a strategic location where the modern organized Retail, Food courts and cinema experience is the most in-demand format. This new Mall will be a perfect address for many businesses to gain maximum footfalls.









**SREE RAMA  
COLONIAL**  
MALL & MULTIPLEX

A PERFECT  
DESTINATION  
FOR  
INVESTORS  
OCCUPANTS &  
VISITORS

THE  
FOOTFALLS  
MEANS  
BUSINESS

All the more it's being first-of-its kind in Bahadurpura. There is a clear acceptance from the Retail and Hospitality sectors. This confirms it as a sure shot winner for investors as the returns will be consistent and strong. It's an opportunity any shrewd investor should not miss.



THE FUTURE IS HERE



SREE RAMA COLONIAL  
WALL & MOUNTAIN

max KFC Wrangler  
firstery fabindia

MAIDAN  
POST  
RED

firstery.com  
Reliance MART

SREE RAMA COLONIAL  
WALL & MOUNTAIN

ARROW  
Samsone

Calvin Klein  
Samsone

fabindia  
Wrangler

Wrangler

Wrangler

Wrangler

STATION IN INDIA CIVIL ENGINEERING





**SREE RAMA  
COLONIAL**  
MALL & MULTIPLEX

**SREE RAMA  
COLONIAL**  
MALL & MULTIPLEX

## AN ICONIC LANDMARK

- 3 FLOORS OF RETAIL
- FINE DINING AND FOOD COURT
- 4 MOVIE SCREENS WITH  
850 SEATING CAPACITY
- 3 LEVEL BASEMENT PARKING
- TRIPLE-HEIGHT ENTRANCE





**SREE RAMA  
COLONIAL**  
MALL & MULTIPLEX



- Department stores
- Specialty stores
- Discount stores
- Franchise stores
- Apparel
- Jewelry
- Electronics
- Super markets
- Hyper markets
- Factory outlets
- Food retailers
- Chain retailers
- Furniture
- Sporting goods
- Designer clothing
- Boutique stores
- Health & fitness
- Pharmacy
- Art & antique
- Vending machines
- ATMs

RETAIL  
ADDRESS FOR  
WORLD-CLASS  
BRANDS

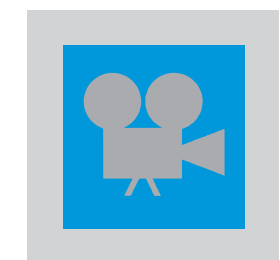




**SREE RAMA  
COLONIAL**  
MALL & MULTIPLEX



CELEBRATE THE  
MAGIC OF CINEMA



4 MOVIE  
SCREENS  
WITH  
850 SEATS

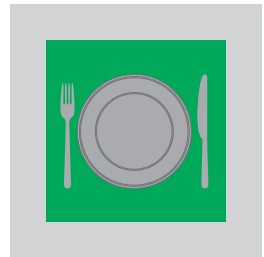




**SREE RAMA  
COLONIAL**  
MALL & MULTIPLEX



FINE DINING, QUICK BITES OR  
FABULOUS FAMILY DINNERS,  
FLEXIBLE DESIGNS TO  
ACCOMMODATE  
EVERY TASTE & DECOR



- Fine Dining
- Bistros
- Specialty Restaurants
- Destination Restaurants
- Cafes
- Coffee shops
- Fast food outlets
- Multi-cuisine food court
- Fast casual restaurants



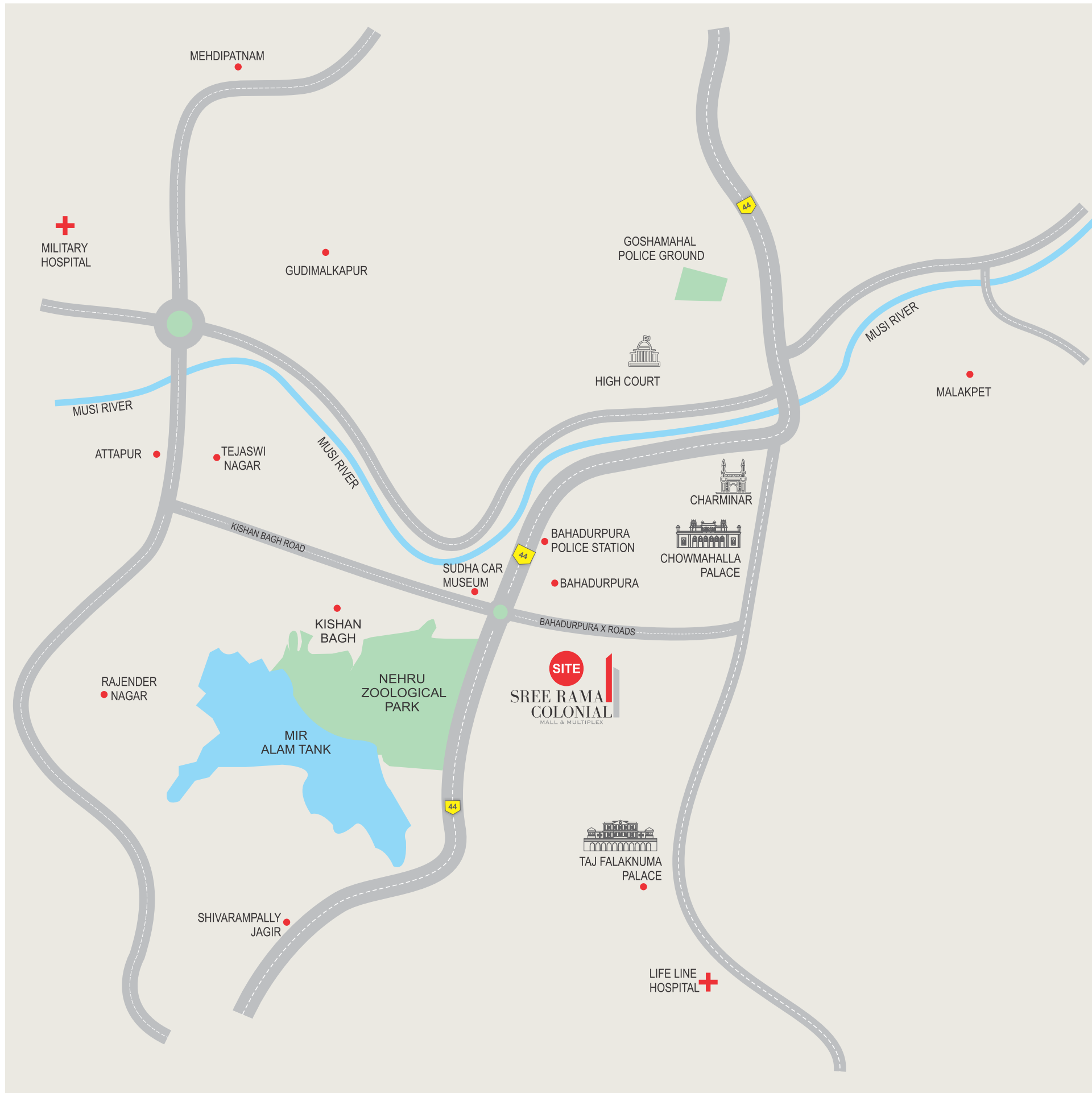


WELL  
DESIGNED  
PARKING  
SPACE

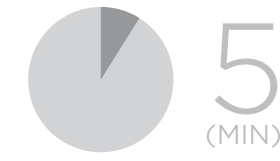
- 3 levels of basement parking
- Provision for stack parking
- Intelligent parking management system
- Fully secured with CCTVs

SPACIOUS, SUFFICIENT,  
ZERO HASSLE PARKING!

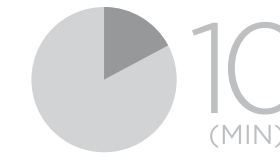




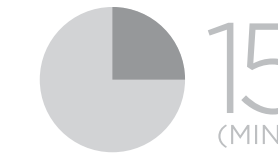
DISTANCES FROM SITE



ZOO Park  
Bahadurpura  
Chowmahalla Palace  
Charminar



Falaknuma Palace



Safe Super  
Speciality Hospitals  
Metro - Wholesale



RGIA  
ORR



NEHRU ZOOLOGICAL PARK



CHARMINAR



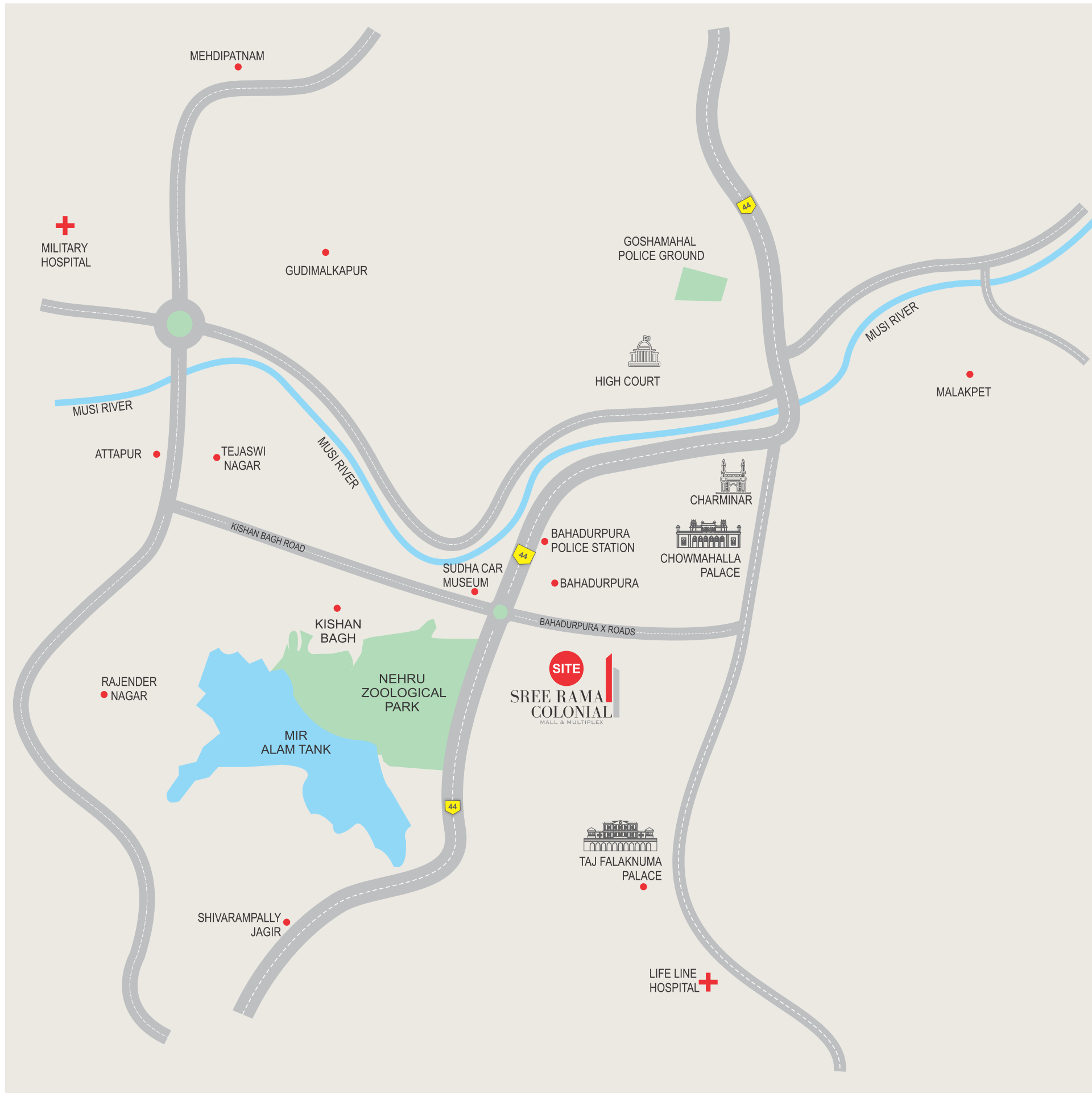
FALAKNUMA PALACE

## LOCATION & CONNECTIVITY

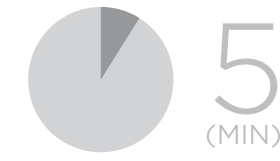
Bahadurpura is the next growth centre in the south-west corridors of Hyderabad. Going by the rapid rise in residential and commercial activities in and around its surroundings like Shamshabad and Attapur via Kishanbagh, as well as with core old city areas, it's fast becoming the choice for businessmen and residents alike. Unlike other old city areas, Bahadurpura has wide roads, great connectivity to RGIA region, Tolichowki and Mehdiapatnam. This has made many NRIs invest in properties in Bahadurpura area, driving the growth and opening up immense opportunities.

**SREE RAMA COLONIAL**  
MALL & MULTIPLEX

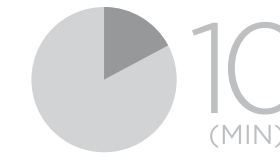




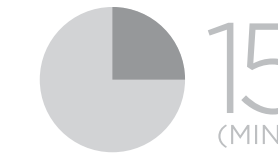
DISTANCES FROM SITE



ZOO Park  
Bahadurpura  
Chowmahalla Palace  
Charminar



Falaknuma Palace



Safe Super  
Speciality Hospitals  
Metro - Wholesale



RGIA  
ORR



NEHRU ZOOLOGICAL PARK



CHARMINAR



FALAKNUMA PALACE

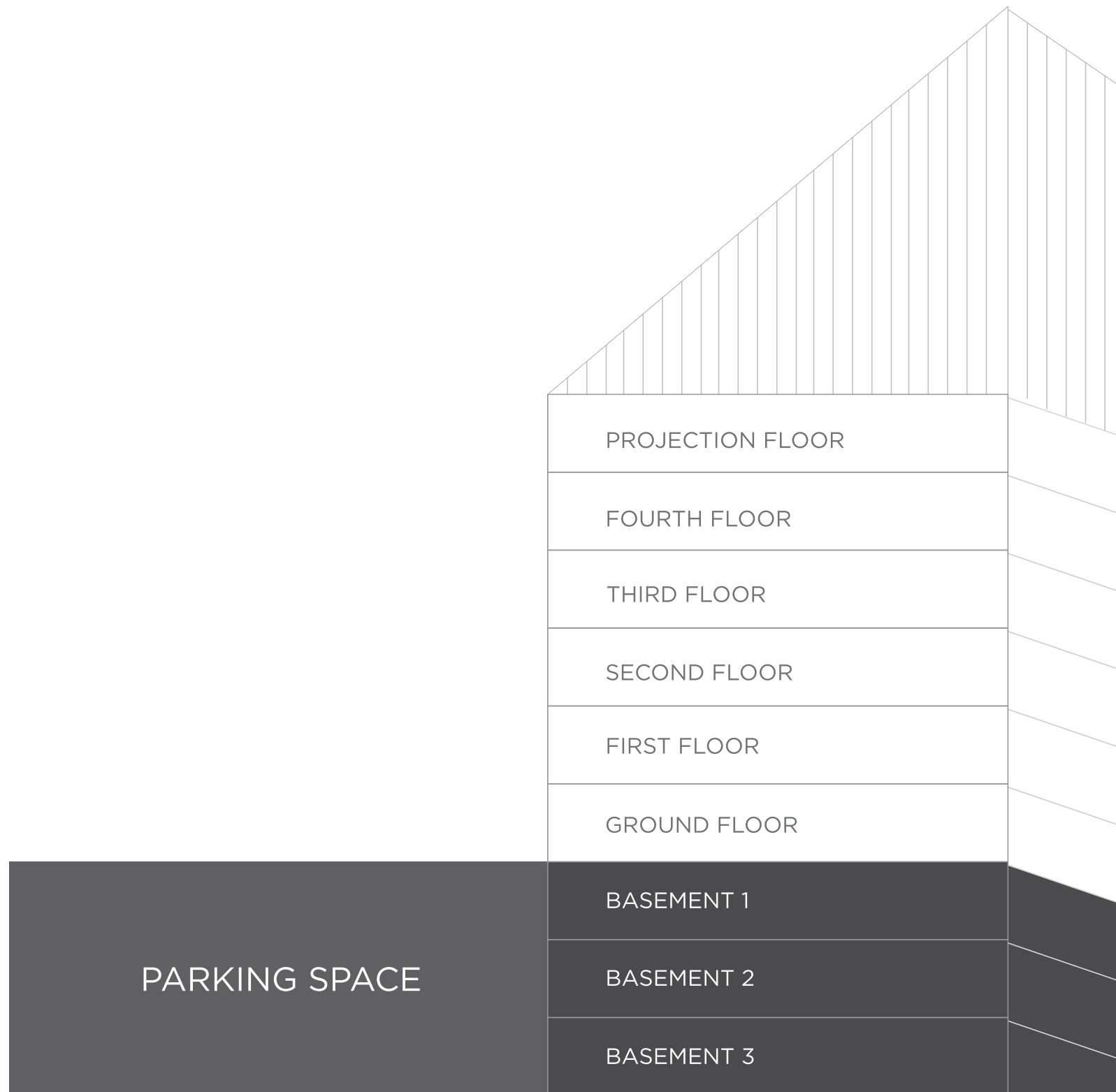
## LOCATION & CONNECTIVITY

Bahadurpura is the next growth centre in the south-west corridors of Hyderabad. Going by the rapid rise in residential and commercial activities in and around its surroundings like Shamshabad and Attapur via Kishanbagh, as well as with core old city areas, it's fast becoming the choice for businessmen and residents alike. Unlike other old city areas, Bahadurpura has wide roads, great connectivity to RGIA region, Tolichowki and Mehdiapatnam. This has made many NRIs invest in properties in Bahadurpura area, driving the growth and opening up immense opportunities.

**SREE RAMA  
COLONIAL**  
MALL & MULTIPLEX



# RETAIL MULTIPLEX FOOD COURTS



## GROUND FLOOR PLAN





# FIRST FLOOR PLAN



# SECOND FLOOR PLAN

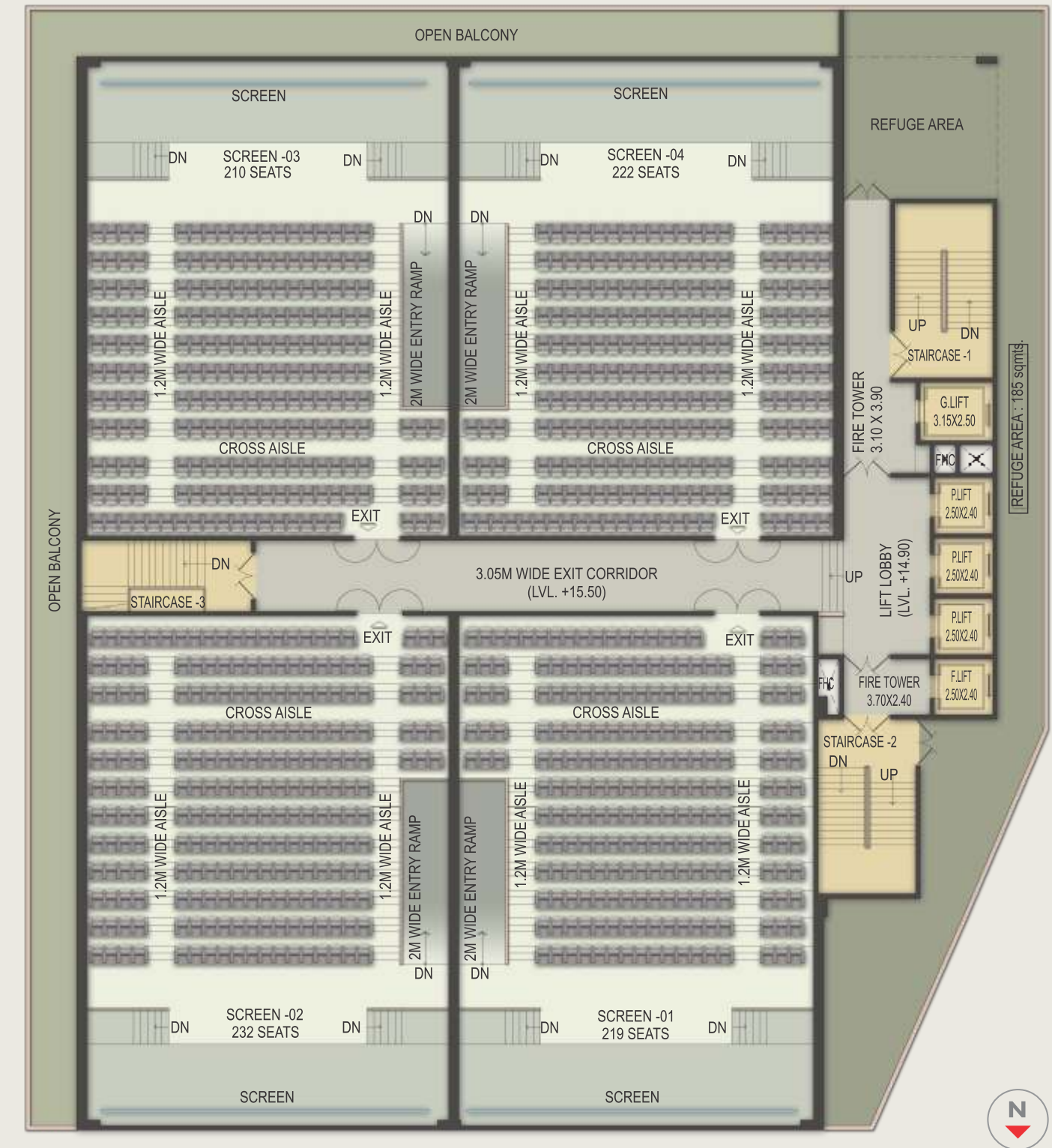




# THIRD FLOOR PLAN



# FOURTH FLOOR PLAN







## SPECIFICATIONS



### STRUCTURE

R.C.C framed structure



### SUPER STRUCTURE

Walls with cement blocks / Pre cast panels.



### PAINTING

External walls finished with paint / textured paint / cladding / Structural glazing



### WINDOWS AND VENTILATORS

Structural glazing / powder coated aluminum windows / glazing



### FLOORING

Entrance will be the combination of granite and Vitrified tiles and corridors will be vitrified tiles



### STAIRCASE & SERVICE ROOM

Flooring & skirting with Kota stone or equivalent.



### FALSE CEILING

Lobbies and corridors are provided with false ceiling with light fixtures.



### FIRE PROTECTION

Automatic fire / smoke detection. fire / smoke management system per NBC norms for common areas



### COMMUNICATION SYSTEM

Provision for telephone connections. intercom with the Security in all other important spaces



### GREEN TECHNOLOGIES

Sewage Treatment Plant, Rain water harvesting, recycling, irrigation system for landscaping using STP water. Solar energy.



### BUILDING MANAGEMENT SYSTEM

BMS for optimal & effective maintenance of building



### VERTICAL TRANSPORTATION SYSTEM

High quality branded elevators dedicated to retail, Multiplex & dedicated service lift and escalators.



### PARKING

Parking in 3 basements



### SECURITY SYSTEM

CCTV/Surveillance cameras at all entry and exit points of the building.



## PROMOTERS



M/s Colonial Constructions prides itself in its commitment to conceptualize, plan and deliver projects that set a distinct standard. Choice of locations, choice of architects and a supreme planning are hallmarks of all their ventures.

From residential spaces to commercial malls or multiplexes, their ventures have yielded an unmatched capital appreciation and tremendous return on investment. The end users have benefitted from their committed approach of value creation. Come, be a part of the exciting future and a rewarding story that is unfolding today.

## ARCHITECTS



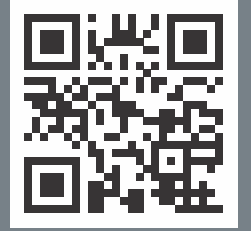
## STRUCTURAL ENGINEERS



## MEP CONSULTANTS







Promoters



Colonial Constructions Private Limited

8-2-120/86/A/4, 1st Floor, Manbhum Insignia  
Road No. #14, Banjara Hills, Hyderabad - 500 034

P : +91 04 2322 1153 / 63  
E : info@colonialconstructions.in  
www.colonialconstructions.in

Note: This brochure is purely a conceptual presentation and not a legal offering.  
The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.