

W4 | SMRITINSHA APARTMENTS

A furnished fourth-floor residence in Banjara Hills


3,050

SQ FT SBA

3

SLEEPING ROOMS

2

LARGE BATHROOMS

2

KITCHENS

2

BALCONIES

1

COVERED PARKING

A residence that gives each room its own purpose

W4 has the proportions and planning of an established family home. The formal drawing room is apart from the everyday lounge; dining, cooking, study and pooja have their own places. Two unusually large bathrooms replace the cramped three-bathroom formula, and storage is built into the way the apartment works. The current home is furnished and equipped.

ADDRESS

W4, Smritinsha Apartments, 10-5-391/10/7, Mithila Nagar,
Road No. 12, Banjara Hills, Hyderabad - 500034

Photography shows W4 in its furnished state. Exact movable items included in a sale will be recorded in the signed sale inventory.

The space is in the right places

Separate rooms for entertaining, family life, study and storage



The living side

- Formal drawing room with a generous French-window opening; a separate everyday living and dining zone.
- Two kitchens, a utility zone and a separate internal store room.
- Dedicated pooja space and a study, without taking space away from the bedrooms.
- Two balconies / sit-outs for plants and informal seating.

The private side

- Three sleeping rooms, currently arranged with a king bed, a queen bed and a convertible sofa-bed.
- Two walk-in cupboards and further built-in wardrobes and cabinetry.
- Two notably spacious bathrooms; the main bathroom has a jacuzzi and separate shower area.
- Space for additional wardrobes can be discussed during inspection.

A deliberate design choice

W4 gives priority to generous rooms and usable storage instead of squeezing every function into a common hall. The original deed and the typical-floor drawing used for the ten flats are on file; the drawing is reproduced in the appendix with its original labels.

The descriptions reflect the current W4 property information. Measurements and room arrangements are subject to verification against the original floor plan.

Furnished, equipped and practical

The current fit-out, with final transfer items agreed separately



Presently installed and furnished

FURNITURE & COMFORT

King and queen beds; convertible sofa-bed.

Sofas, dining table, study furniture, curtains and soft furnishings.

Two televisions.

KITCHENS & LAUNDRY

Two refrigerators; dishwasher; washing machine.

Microwave and separate oven.

Coffee maker, air fryer and RO purifier.

SYSTEMS & STORAGE

Five split ACs; ceiling fans and geysers.

Extensive built-in cupboards and insect mesh.

Private inverter and two reserve-water tanks.

Everyday support, already considered

The inverter serves the apartment during power interruptions, while two private reserve-water tanks supplement the building system. Generator provision exists for lift/common areas; its present operating scope is to be checked. An optional staff/servant room and separate storage outside the apartment are not automatically part of this offering.

What a buyer receives

The apartment and fixtures included under the sale documents. Loose furniture, appliances, decorative items and additional rooms or storage transfer only if listed in the agreed sale schedule. Photographs describe the current condition, not a guaranteed contents list.

Any functioning systems, fixtures, appliances and furnishings should be inspected, tested and individually listed before the sale is finalised.

The details behind the address

Original building records and W4-specific details

What is recorded in W4's current property particulars

3,050 sq ft SBA | Fourth floor | Three sleeping rooms | Two large bathrooms | Two kitchen zones
| Two balconies | One covered stilt-parking space.

Five split ACs, a private inverter and two supplementary water tanks are described in the current information; their present condition remains subject to inspection.

Original documents

Building specifications	Original amended construction schedule, 12 Dec 2011; buyer summary available.
Building permission	GHMC Permit 134/70, 7 Dec 2007; sanctioned-plan sheets available.
Occupancy certificate	GHMC certificate dated 29 Jun 2010; building-level document.
W4 floor plan	Fourth-floor right-hand apartment (Flat 1) in the 2009 typical-floor drawing.
W4 tax and assessment	GHMC tax receipt dated 28 Apr 2026; earlier assessment record available.
Land share and parking	Source records available; precise UDS and parking rights to be verified.

Source documents, not reconstructed drawings

Common building record. The original 2011 technical schedule specifies RCC construction, brickwork, electrical distribution, plumbing, waterproofing, doors, windows, flooring and services. A separate three-page buyer-reference summary accompanies the online technical section.

W4 record. The registered deed and plan, property-tax receipt and property assessment are available. The April 2009 drawing is the typical-floor design used for the ten flats. W4 is West 4, the right-hand apartment labelled Flat 1 on that drawing. The unmodified original sheet is reproduced in the appendix.

Buyer review. Full title, apportionment and parking records are available for controlled due diligence. The technical specification is a historical project schedule, not a claim that every originally specified material remains unchanged today.

In Banjara Hills, off the main road

A residential setting in Mithila Nagar, Road No. 12



The immediate neighbourhood

Smritinsha sits on a quiet residential lane with no through traffic. Mithila Nagar Park is approximately 200 m away; KBR Park is approximately 2 km away. The setting is residential without feeling removed from the rest of Banjara Hills.

Sale particulars

Asking price	On enquiry
Property	W4, fourth floor; approximately 3,050 sq ft SBA
Current furnishing	Furnished; included movable items by written schedule
Covered parking	One designated space; verify allotment records
Title and UDS	Available for purchaser due diligence
Possession	By mutually agreed completion and handover
Viewing	By prior appointment

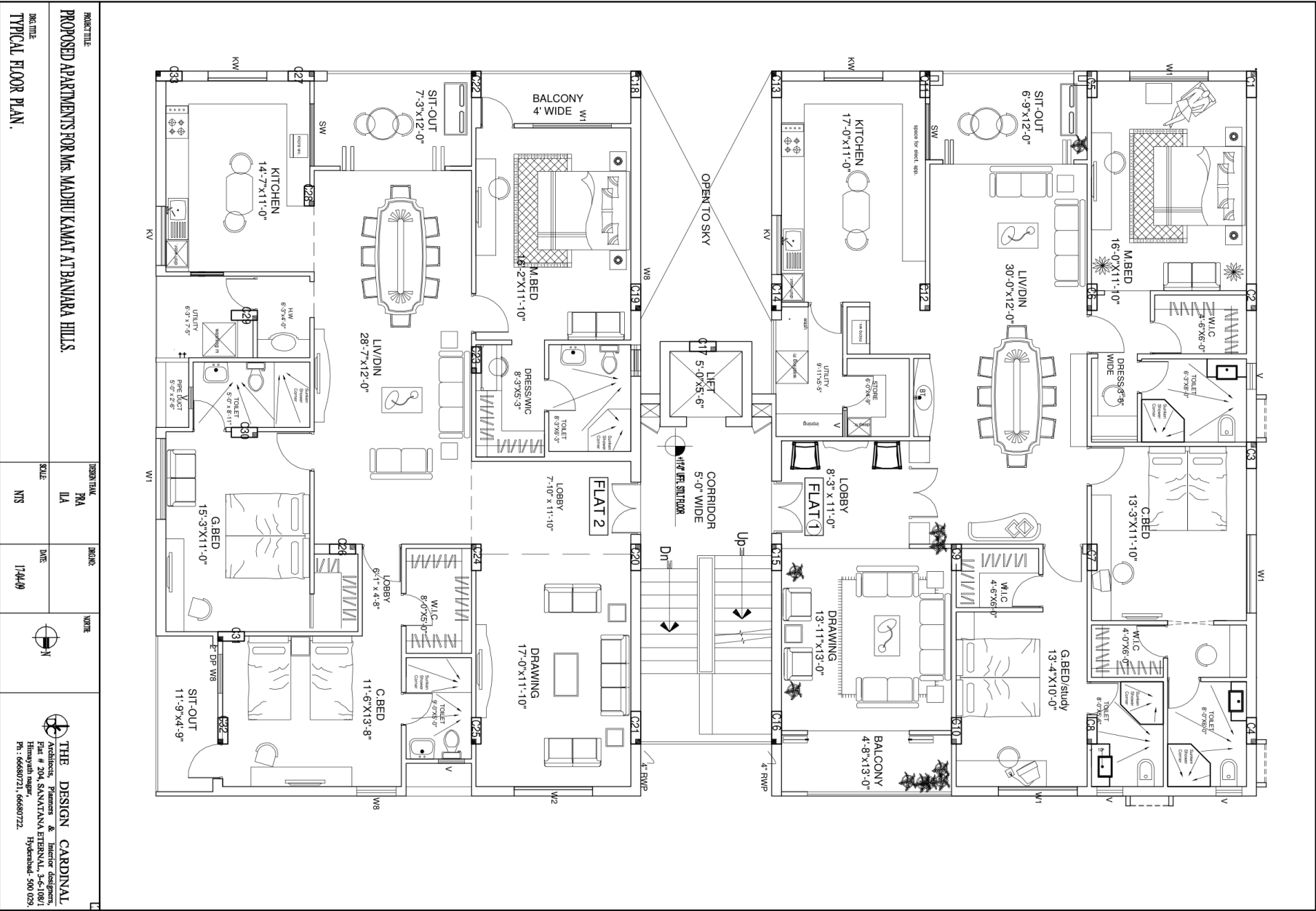
For a considered purchase

Inspect the home and review the original title, land-share, parking, construction and approval records before committing. The sale agreement will identify exactly what is conveyed, including any furniture and appliances.

PROPERTY INFORMATION & VIEWINGS

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This is a marketing information note, not a binding offer. Property records, area, rights and sale inclusions should be independently verified.



West 4: right-hand Flat 1 on this 2009 typical-floor plan. Later alterations should be checked at inspection.