



# The Sensory

Experience The Real Sensorial Living



**Terralink**  
Happiness Matters





## Madhu Babu Kotagiri

A Greeting note from Designated Partner

At Terralink, we believe that owning a farmhouse should be an accessible and fulfilling experience, not just for the privileged few, but for everyone who dreams of a serene retreat. The Sensory was crafted with you in mind—a thoughtfully managed community where natural beauty and modern amenities come together effortlessly. Imagine unwinding by the pool, gathering with loved ones at the clubhouse, or simply enjoying the peace of your surroundings, all without the usual hassles of maintenance.

With over two decades in real estate, we've created The Sensory to remove barriers and make farmhouse ownership simpler and more rewarding. Welcome to a place where you don't just own land; you own an experience that enriches life. We are honored to bring this vision to you, and we look forward to building a community that reflects your values and lifestyle.

Madhu Babu Kotagiri  
Designated Partner  
Terralink Synergy LLP



## Uma Maheshwar

A Greeting note from Designated Partner

At Terralink, we've reimagined what it means to own a farmhouse—creating The Sensory, where tranquility and connection are woven into daily life. Our goal is to offer more than just property; we're offering a lifestyle designed to help you slow down, reconnect with nature, and find joy in simplicity.

Imagine spending weekends amidst lush plantations, enjoying shared moments at the clubhouse, and creating memories that last a lifetime.

The Sensory is crafted to be a haven—a space to rediscover balance, nurture relationships, and enjoy the comfort of a modern retreat surrounded by nature. We're proud to make this experience accessible, offering families an affordable escape from the noise of urban life.

Thank you for choosing a lifestyle where peace, connection, and purpose are always within reach.

Uma Maheshwar  
Designated Partner  
Terralink Synergy LLP



## Raghu Raju

A Greeting note from Executive Director

Extremely passionate about Nature, Environment, flora & fauna.

After 20 years of Realty business decided to commit towards identifying, creating & delivering weekend homes with complete infrastructure for the like minded.

Beating all the hurdles & challenges that come in process of owning a farm land, creating requisite infra & sustainable development of horticulture within it, we are committed to deliver all that in a Platter to our buyers. You only have come and enjoy your valuable farm house.

We will make our experience count and deliver.

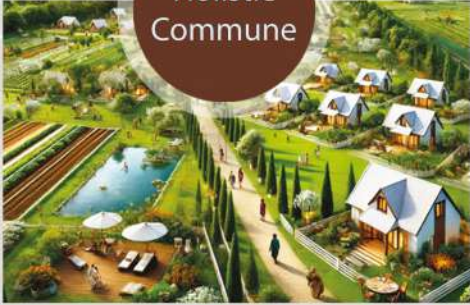
Raghu Raju  
Executive director  
Terralink Synergy LLP



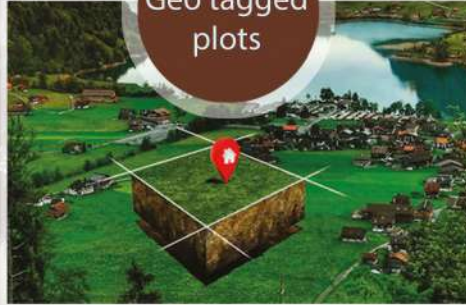
# Welcome To Sensory

# FEATURES

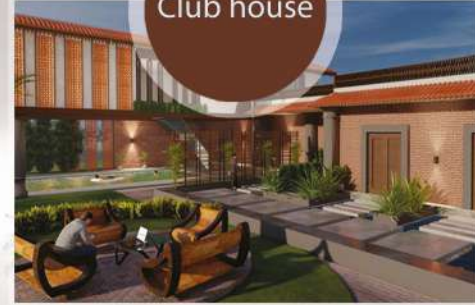
Holistic  
Commune



Geo tagged  
plots



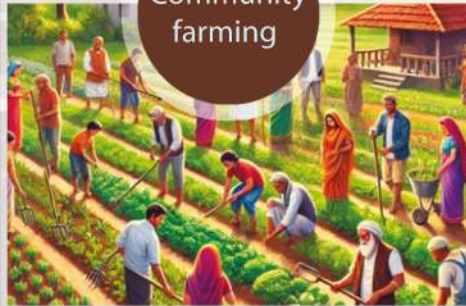
Club house



Abundant  
bio-diversity



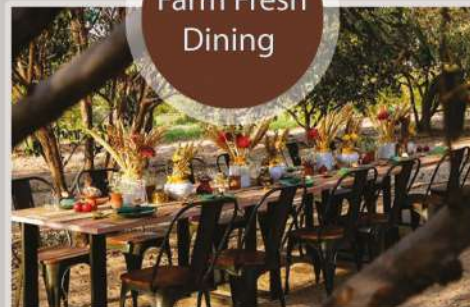
Community  
farming



Strategic  
location



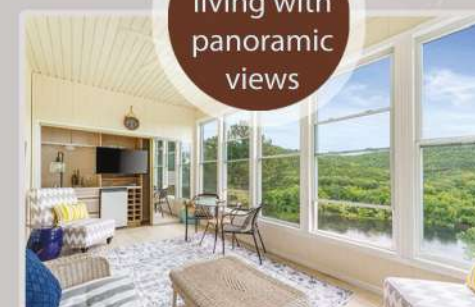
Farm Fresh  
Dining



Community  
upkeep



Serene  
living with  
panoramic  
views







## Club House





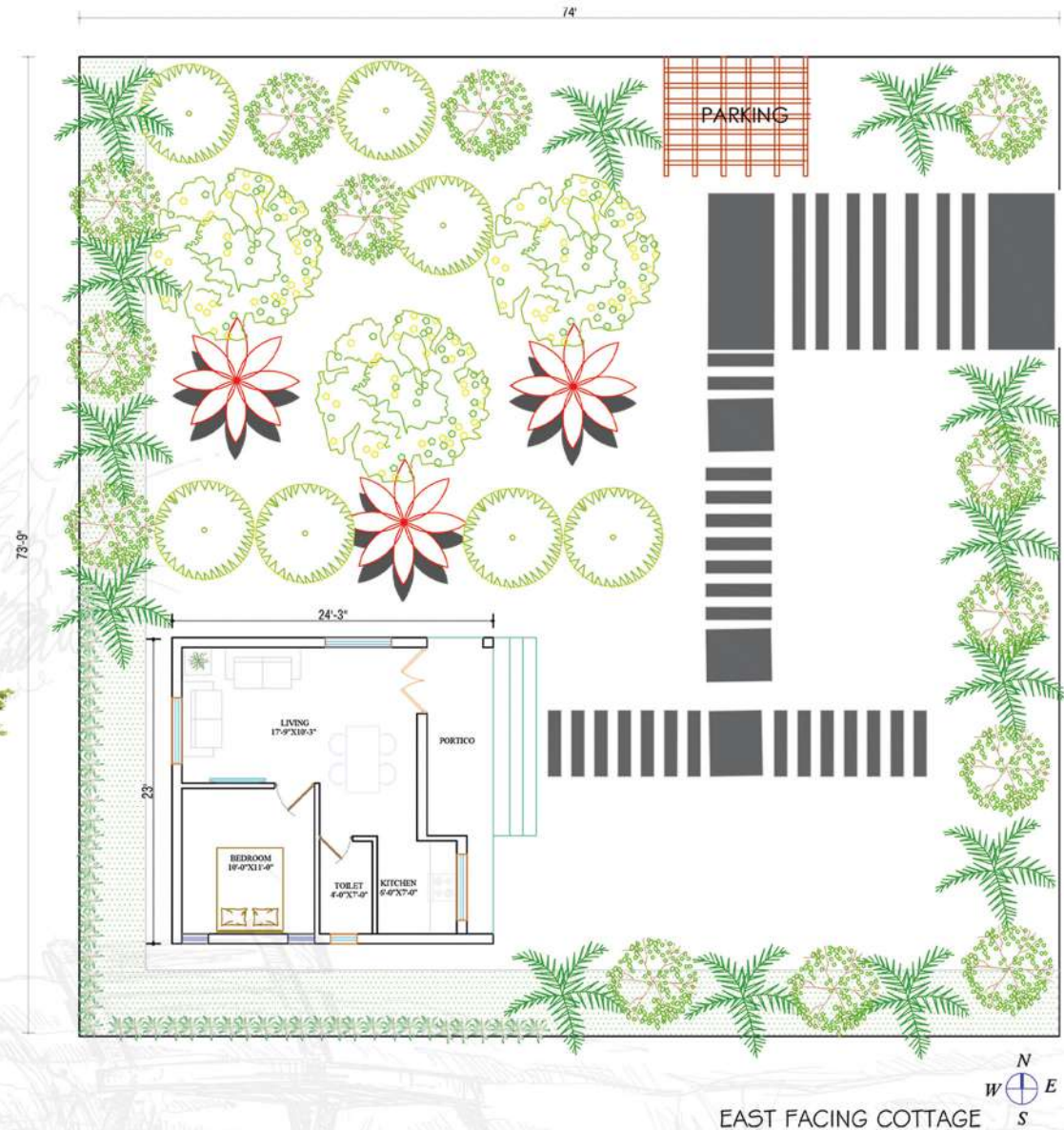




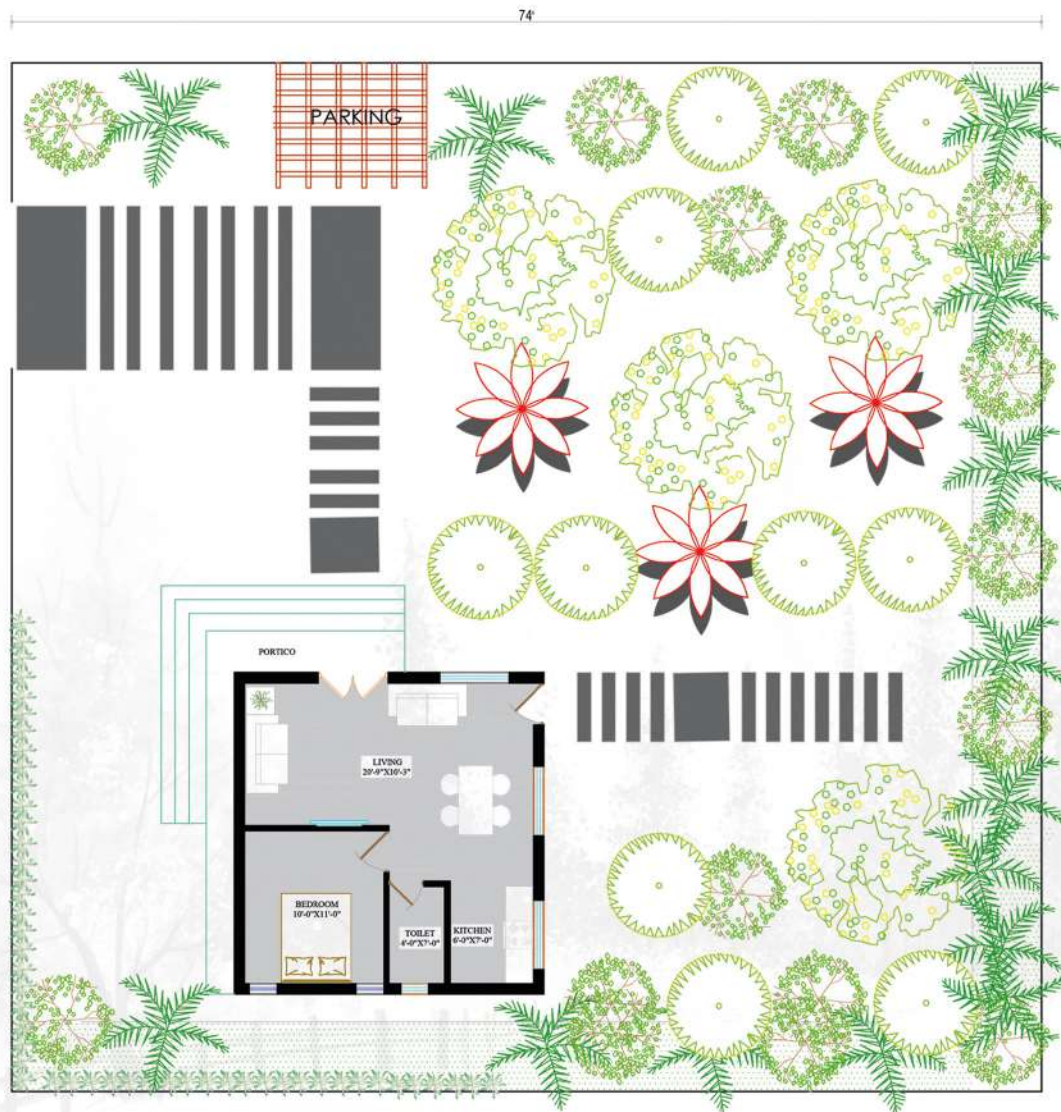
Each plot is designed with over 70% of the area devoted to organic fruit and vegetable cultivation, providing you with fresh produce and a beautifully green landscape.

Border Crops of Edible Fruit Trees: Natural and edible border crops to enhance privacy and beautify your property.  
Kitchen Garden of Daily Veggies

## East Facing Cottage







WEST FACING COTTAGE

Each plot is designed with over 70% of the area devoted to organic fruit and vegetable cultivation, providing you with fresh produce and a beautifully green landscape.

Border Crops of Edible Fruit Trees: Natural and edible border crops to enhance privacy and beautify your property.  
Kitchen Garden of Daily Veggies

## West Facing Cottage











## Entrance Plaza and Landscaping





# Location Excellence

	Bidar Airport	50 Minutes
	National Investment and Manufacturing Zone (NIMZ)	20 Minutes
	ORR	45 Minutes
	RRR	20 Minutes
	IIT Hyderabad	35 Minutes
	Gitam University	35 Minutes
	Singur dam	15 Minutes
	Woxsen Group of institutions	5 Minutes
	Zaheerabad railway station	20 Minutes
	RGIA	75 Minutes



Sadashivpet	15 Minutes
Zaheerabad	18 Minutes
Sangareddy	30 Minutes



mumbai -Hyderabad  
Bullet Train

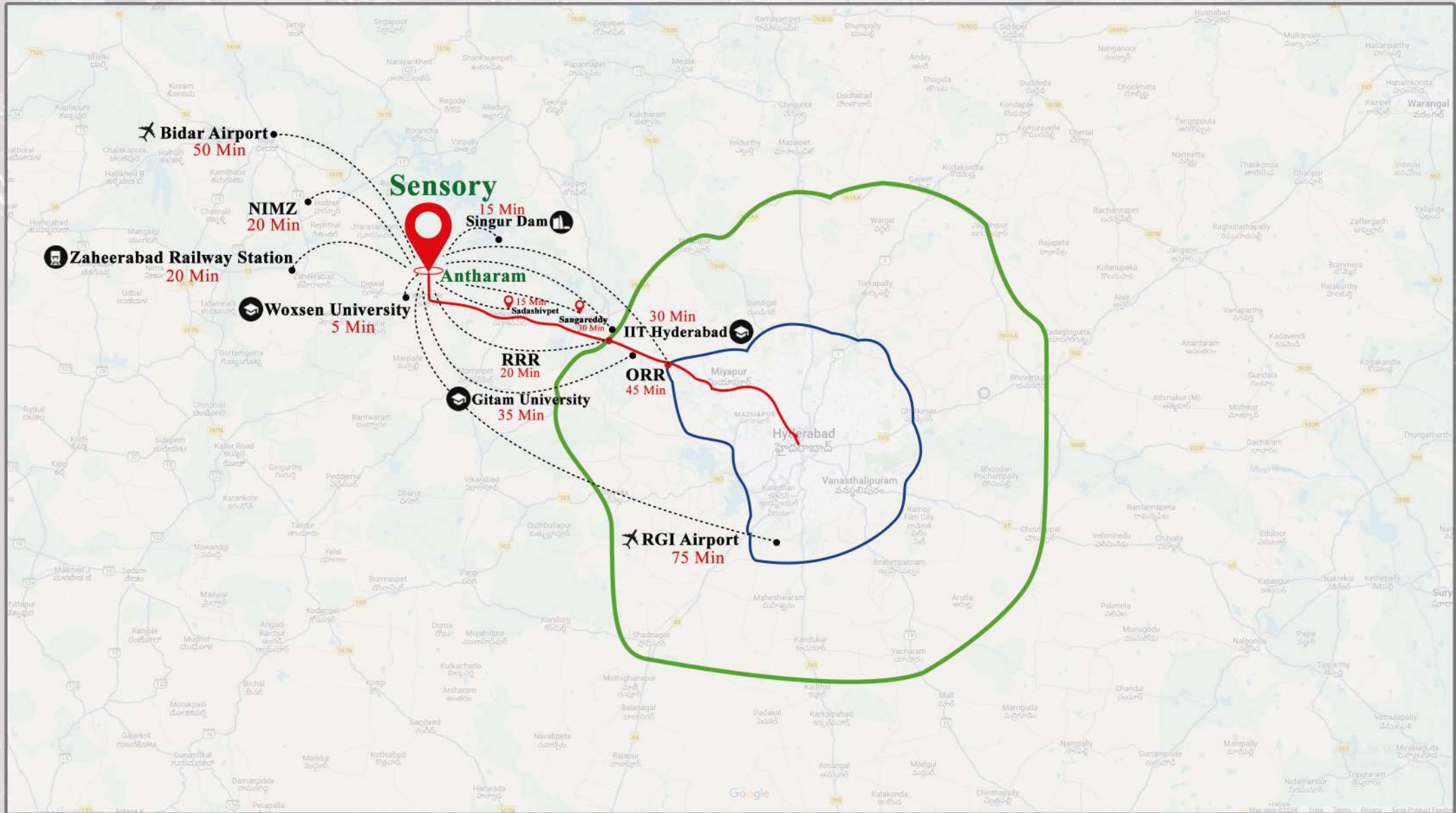
**ECONOMIC  
DRIVERS**



**NIMZ**  
PROJECT - ZAHEERABAD



# Location Excellence

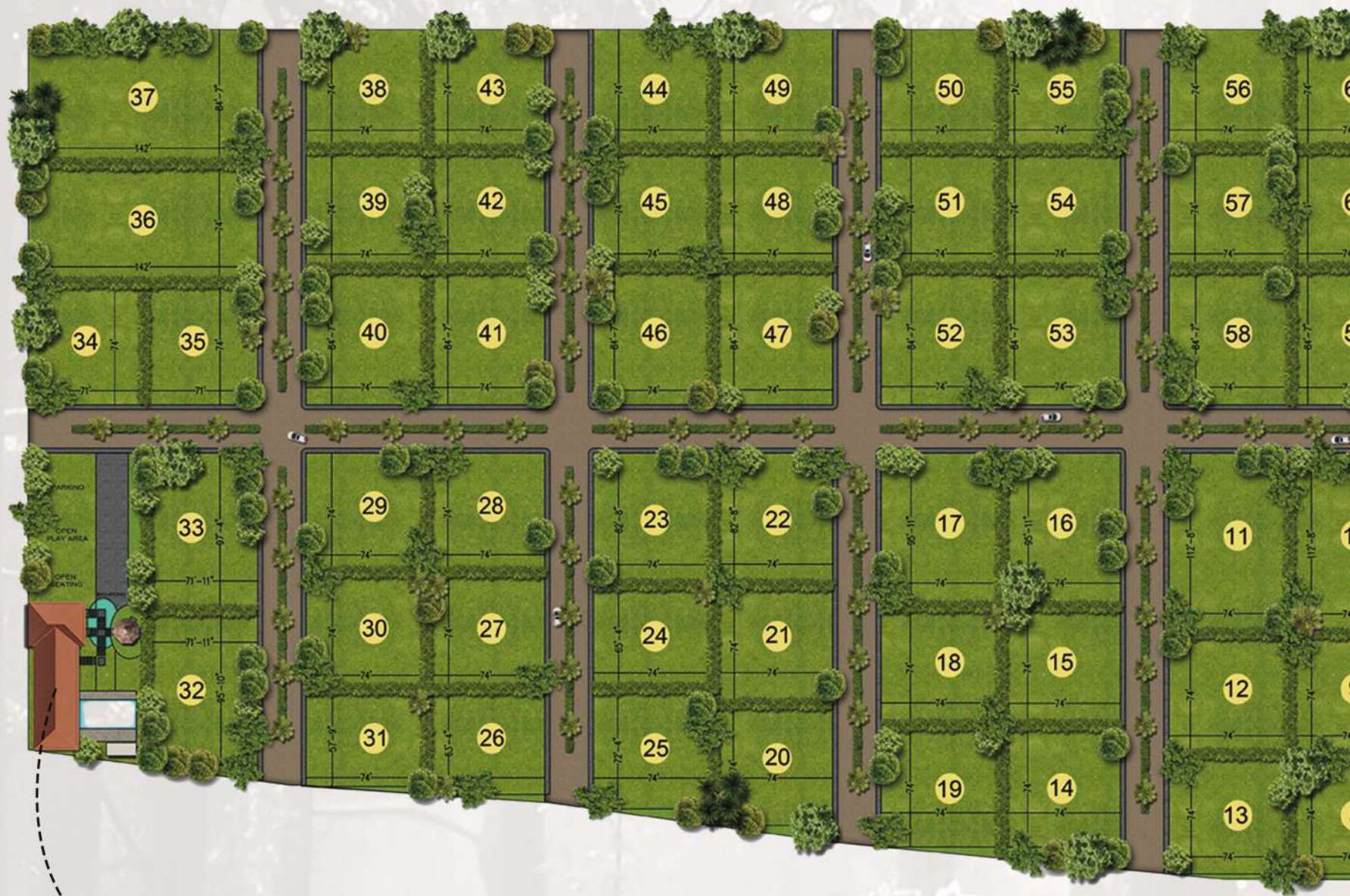




## Infrastructure And Landscaping

1. Entrance plaza with earthy materials
2. Geotagged plots with barbed wire bio fencing
3. 30 feet internal roads with 21 feet paver blocks drive way and 4.5 feet of shoulders on both sides
4. Bioswales for stormwater management on both sides
5. Avenue plantation and pathways with soft scaping
6. Adequate smart street lighting
7. Water pipelines to each plot from dedicated sump
8. Overhead electricity lines from the dedicated transformer in the site
9. Landscaping and soft scaping of the entire site
10. Plantation with in the plotted area along the boundary with 20 fruit bearing plants and vegetable garden
11. Integrated drip irrigation system for every plot
12. Precast boundary wall along the perimeter of the site
13. Utilities such as sump, power distribution etc.,
14. Gated community with 24\*7 security
15. Maintenance of the entire community infrastructure and landscaped and plantation by company for 2 years free of any charges.





CLUB HOUSE



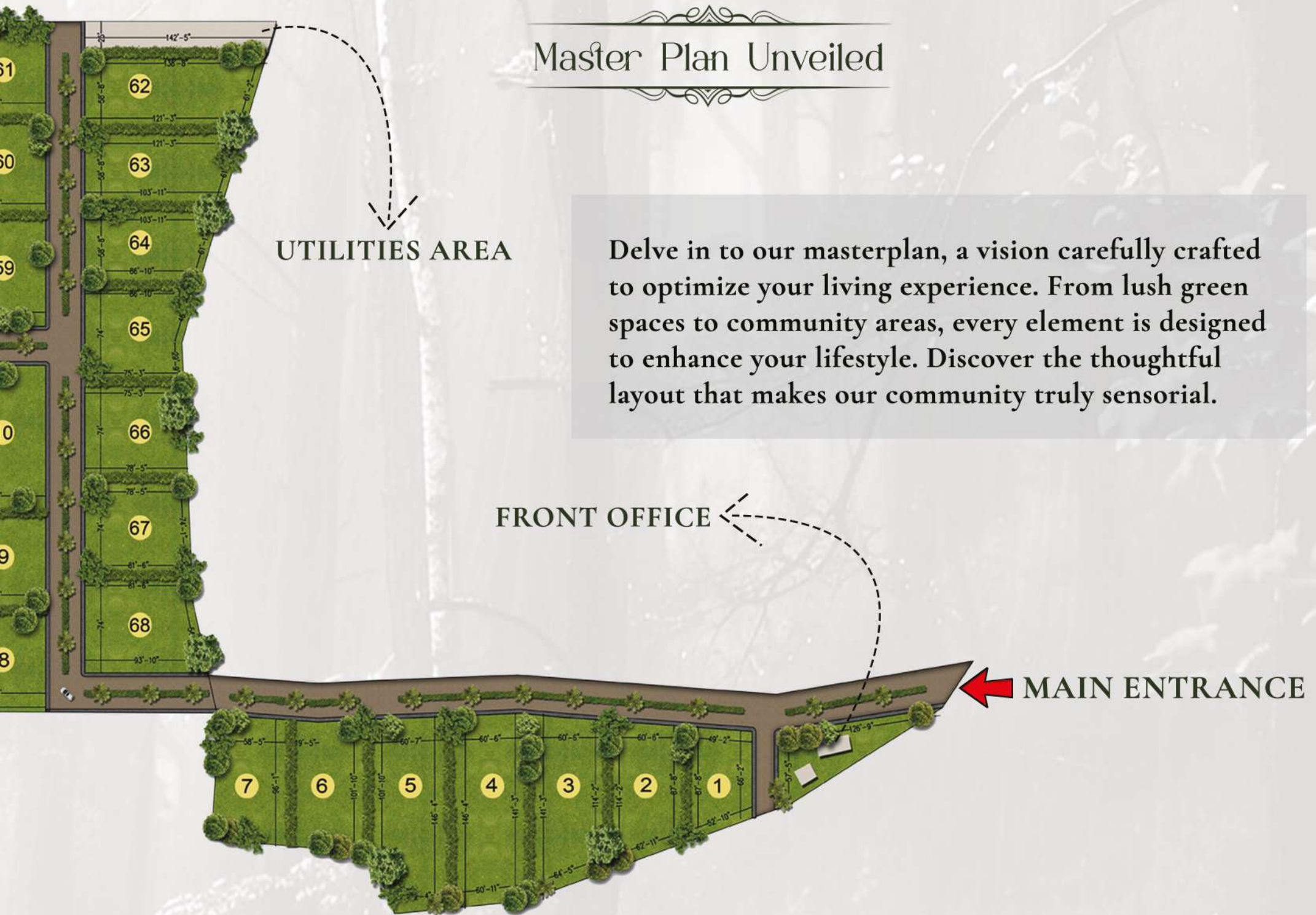
# Master Plan Unveiled

UTILITIES AREA

Delve in to our masterplan, a vision carefully crafted to optimize your living experience. From lush green spaces to community areas, every element is designed to enhance your lifestyle. Discover the thoughtful layout that makes our community truly sensorial.

FRONT OFFICE

MAIN ENTRANCE







LIVE IN THE RHYTHM OF RUSTLING LEAVES, BREATHE THE FRESHNESS OF  
THE WOODS AND FIND YOUR SANCTUARY WHERE LIVING IN NATURE  
BECOMES A WAY OF LIFE.

Developed by



Namratha Real Estate  
Developers Pvt.Ltd

Marketed by



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Happiness Matters