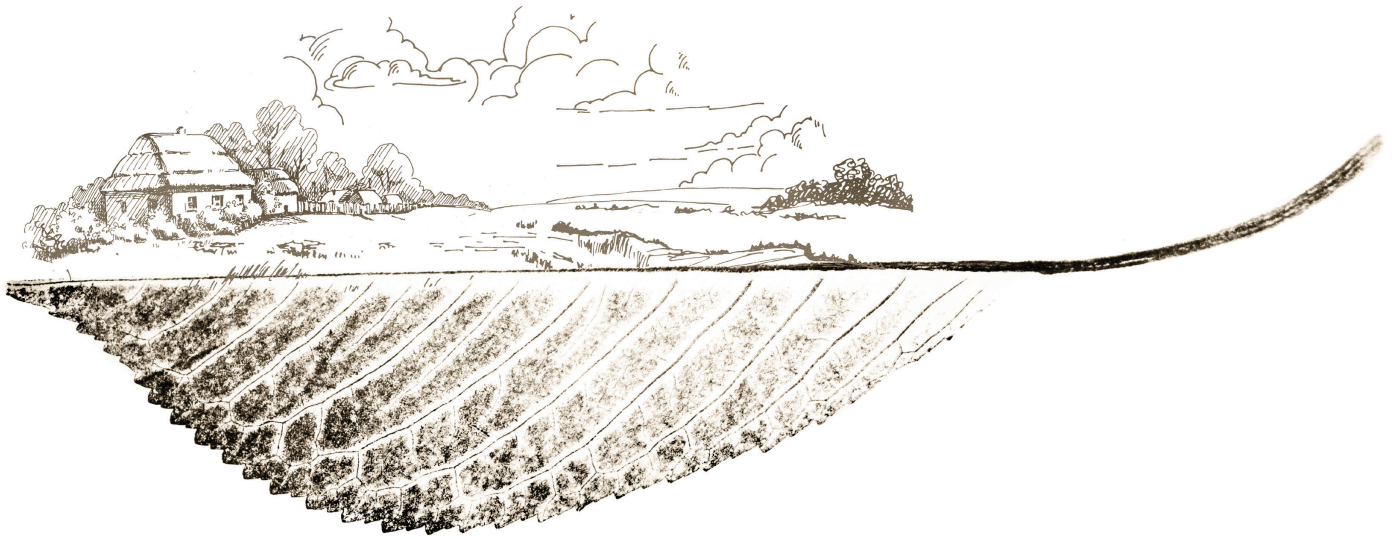




Terra Verde

Think beyond limits, invest beyond horizons



Plan your investment in tranquility

Nestled within the serene landscape of Rachakonda forest area, Mud is My Name unfolds across 208 acres as an eco-conscious haven. This thoughtfully designed sanctuary surrounded by forest, is a harmonious blend of rustic charm and modern comforts, invites you to invest and enjoy the benefits of modern amenities amidst breathtaking natural beauty.

By investing in Mud is My Name, you not only secure a valuable asset but also gain access to a unique lifestyle. Experience exclusive weekend staycations and reap the benefits of future developments within this thriving sanctuary.

Phase 1: Terra Verde

A 100-acre urban haven featuring 200 half-acre land parcels. Perfect for investment and development, this phase seamlessly integrates natural beauty with modern conveniences.

Phase 2: Terra Cotta Retreat

A weekend destination offering adventure, wellness, and outdoor activities. This phase is designed for relaxation and rejuvenation amidst nature.

Phase 3: Mud's Golden Years

An active adult retirement home that blends comfort, wellness, and sanctuary living, ensuring your golden years are truly golden.

The essence of Nest Makers

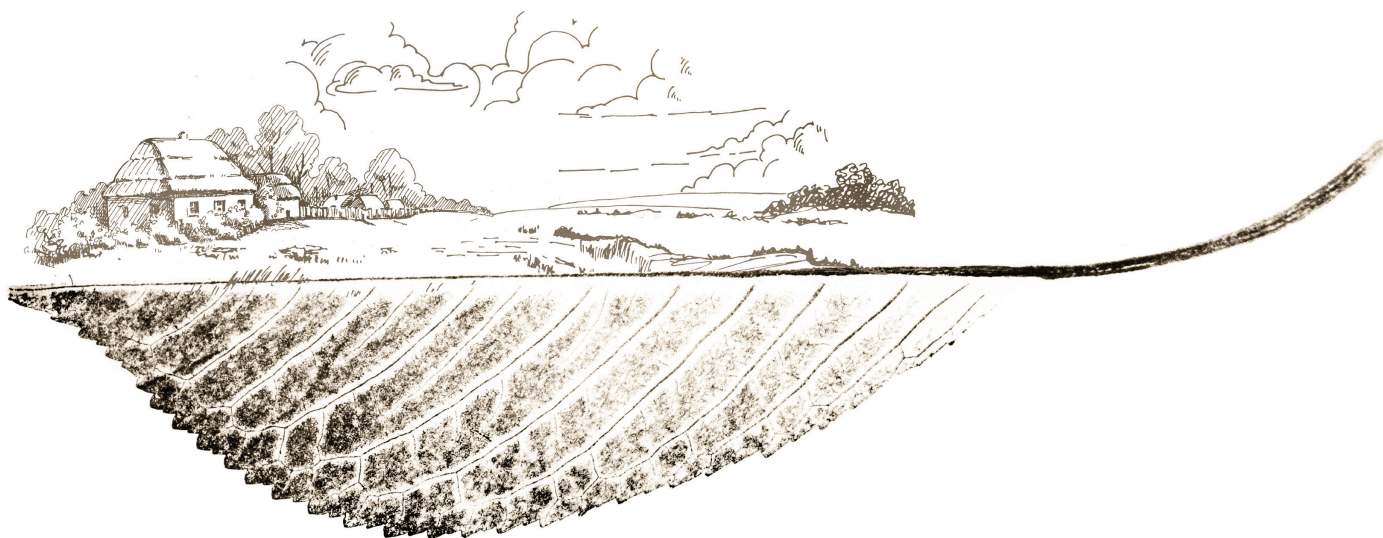
Nest Makers' extraordinary journey began with a powerful vision to craft a lifestyle that transcends the ordinary, where the blissful harmony of nature envelops every aspect of urban living. Their mission is to provide urban dwellers with a unique opportunity to savour the perfect blend of nature's tranquillity and the modern conveniences that city life offers.



The Bigger Picture: Investing in Larger Parcels

Terra Verde offers a diverse range of land sizes, starting from half an acre, catering to various needs and budgets. However, investing in larger parcels within Terra Verde presents significant advantages. These expansive plots provide greater flexibility for development, allowing for the construction of multiple residences, the exploration of commercial ventures, or the creation of private estates. This flexibility translates to increased potential for both capital appreciation and rental income generation, making larger parcels a compelling investment opportunity for those seeking substantial returns and personalized development options.

- **Enhanced Development Potential:** Explore diverse development options, such as building multiple residences, creating a private estate, or even developing commercial ventures.
- **Long-Term Investment Growth:** Realize significant capital appreciation over time.
- **Enhanced Rental Income Potential:** Generate substantial rental income streams.
- **Premium Resale Value:** Command higher market prices upon resale.
- **Exclusive Living Experience:** Enjoy greater privacy and a more secluded lifestyle.



Buying Experience

Streamlined Transactions: Direct purchase eliminates intermediaries, simplifying the buying process.

Trusted Developer: Nestmakers' reputation for transparency and reliability ensures a secure and hassle-free experience.

Comprehensive Documentation: All necessary legal documents are readily available, providing peace of mind and ensuring compliance.

	Immediate (<30 days)	Payment within 90 days	Payment within 180 days
Basic Unit	Half Acre		
Basic Price with CLUBHOUSE	Rs. 7,500,000.00	Rs. 8,400,000.00	Rs. 9,300,000.00
Price per Square Yards	Rs. 3,099.17	Rs. 3,471.07	Rs. 3,842.98



Terra Cotta Retreat

Bringing Ooty to Hyderabad

Embrace adventure and relaxation with Terra Cotta Retreat, where outdoor sports meet wellness in a harmonious setting. From thrilling adventure activities to rejuvenating wellness experiences, this phase offers something for everyone. Enjoy spacious communal areas designed for connection, relaxation, and creating lasting memories. It's the perfect blend of nature and modern living, designed to enhance your lifestyle.

- **Thrilling Activities**
- **Water Sports**
- **Rejuvenation Zones**
- **Clubhouse**
- **Amphitheater**
- **Dairy, veggie and fruit farm**
- **Convention hall**
- **Boulder-suspended guesthouses**



The Next Big Thing

Mud is My Name is set to introduce a massive 208-acre land bank, paving the way for a future-ready satellite township. Strategically positioned in Hyderabad's rapidly expanding Eastern Corridor, this project is primed for exponential growth. With increasing infrastructure developments, seamless connectivity, and rising demand for sustainable living spaces, MIMN presents a high-potential investment opportunity that promises exceptional long-term value.

- **Land development:** There will be an increase in development of the location with the 3 phases of Mud is my Name.
- **Proximity to Growth Corridors:** Strategic location near the Hyderabad-Vijayawada Industrial Corridor and key infrastructure projects.
- **Rapid Urbanisation:** Experiencing significant population growth and attracting new businesses.
- **Improved Infrastructure:** Ongoing investments in roads, transportation, and utilities are enhancing connectivity.
- **Master Plan Alignment:** Aligns with the Hyderabad Master Plan 2031, ensuring sustainable and planned development.
- **Investment Potential:** Poised for substantial property value appreciation due to these factors.

Chittapur, Ibrahimpatnam, Telangana - 501508.

Ph: 63669 63669 | www.mudismyname.com