

Page 1: The Sensory – Where Investments Grow & Life Thrives

Welcome to The Sensory, where land is not just owned—it is lived. Positioned along the Mumbai Highway near Kamkole which yielded 12%-15% consistently over the last 5 years, The Sensory sits at the heart of a high-growth corridor in the entire South India (East-West link) NH-65 :

- Very proximate to NIMZ Zaheerabad – a central government initiative, India's 1st manufacturing smart city spanning over 13,500 acres and positioned to attract INR 50,000 crores investment in 3 years and paving way for 2,00,000 jobs is major regional economic driver
- Minutes from ORR, Proposed Regional Ring Road, 30 TMC capacity Singur Reservoir: a vital economic lifeline for the region, hub to premier educational institutions like IIT Hyderabad and GITAM University and Woxen University which play a catalytic role in human capital development
- Centrally located to major revenue divisions such as Zaheerabad, Bidar, Sadashivpet, Sangareddy and Medak.
- Positioned centrally to three rich states Telangana, Karnataka and Maharashtra – A tri state advantage
- Seamlessly connected via road NH-65, rail link Zaheerabad and Kohir Railway stations and air routes Bidar and Shamshabad airports. Proposed Mumbai – Hyderabad bullet train runs closely.
- Adjacent to proposed 120 ft major seed access road that connects NIMZ to NH -65 is an excellent economic catalyst

"The Sensory: Where Wealth Multiplies, and Wellbeing Amplifies."

Page 2: Standalone Farmhouse vs. The Sensory – A Smarter Alternative

Challenges of Owning a Standalone Farmhouse	The Sensory Integrated Advantage
Complex legal checks, surveys & documentation	Legally vetted, geotagged plots with clear titles
No infrastructure or road access	Ready roads, water pipelines & electricity provisioned
Fencing, compound wall additional costs and hassle	Secure fencing, bio-barriers and gated community
Need to recruit maintenance, housekeeping staff at own cost	2 years of professional maintenance included and property managed by professional staff
Security concerns	24/7 trained security with CCTV & gated access

Borewell and electricity transformer are additional costs	
Heavy capital expenditure upfront and heavy recurring OPEX	One-stop turnkey solution with minimal CAPEX and OPEX
Difficult for families as facility like security, food and other utilities procurement	Community amenities, restaurant and safety for all generations

“We’ve solved the problems—so you can focus on the pleasures.”

Page 3: Experience Growth in Every Sense – Financially & Spiritually

For the Investor in You

- Strategic Location: Economic drivers & infrastructure driving appreciation.
- Legally Clear, Geotagged Plots.
- Passive Income: Managed farming, hospitality rentals.
- Safe, secure property with professional Maintenance.

For the Soul-Searcher in You

- Less screen time, more green time
- Wake up to nature's symphony, not alarms.
- Grow organic produce in your plot, let your children learn the experiential way
- Hidden walkways, lakes, medicinal gardens.
- Club Synergy: Pool, banquet hall, restaurant, guest suites, kids play zones etc.,

For Every Generation

Children Deserve More Than Screens:

- Encourage less screen time and more green time
- Get hands-on with soil, plants, butterflies, and fruits
- Safe, car-free trails to run, explore and rejuvenate
- Reconnect with nature, foster creativity and wellness
- Take them back to the roots, let them learn to grow their food, give them a holistic rural experience

Senior Citizens Need Serenity, Not Stress:

- Morning walks along garden paths
- Fresh farm-to-table food, medicinal plants, shaded gazebos

- Peaceful surroundings with 24x7 security
- Hassle-free ownership and zero maintenance responsibilities

Working Families Need Work-Life Balance:

- Weekend escape or income-generating retreat
- Farm villa construction support & managed guest accommodation
- Banquet space, restaurant & pool to entertain guests or unwind
- Own your organic produce without effort

"Your land appreciates in value. Your life appreciates in meaning."

Page 4: Where Nature Doesn't Just Surround You—It Shapes You

Breath of Fresh Air

Purified by native trees, nourished by mineral-rich water.

Food That Restores

- Zero pesticides.
- Seasonal produce.
- Community or personalized farming.

Luxury Redefined

- Starry nights, bird chirp mornings.
- Clubhouse: Your personal resort.

Maintenance that Matches Our Promise

- 30-ft paver roads, pipelines, underground power.
- 24/7 security & CCTV.
- Expert farm & garden care.
- Clubhouse & facilities maintenance.

"We preserve your experience, not just infrastructure."

Page 5: Why The Sensory is the Smartest Lifestyle Investment

10 Reasons to Choose The Sensory

1. Location is on the Prime Growth Corridor with major economic drivers and catalysts
2. Legally Vetted, Geotagged Plots with Clear Titles and bio-fenced

3. Professionally maintained gated community with 24*7 security
4. Luxury Resort-Style Amenities – Club Synergy
5. Resale & Liquidity Advantage and options for passive income
6. Sustainable Infrastructure
7. Legacy asset for you and future generations
8. Farm-to-Table Living with Health & Wellness focus
9. Family-Centric Spaces suited for all age groups right from kids to senior citizens
10. Screen-Free, Skill-Based Learning for Children
11. Eco-Friendly Community with Low Carbon Footprint

"Real wealth is land that grows: your money, your food, your peace of mind."

It's Call for Action!!

Walk the land. Feel the wind. Taste the difference.

If The Sensory speaks to you, you will know.

Book for the experience. Feel The Sensory. We look forward to welcome you.

Terralink Synergy LLP

Happiness Matters

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