

W4 | SMRITINSHA APARTMENTS

A fully furnished family residence in Banjara Hills



3,050

SQ FT SBA

3

BEDROOMS

2

LARGE BATHROOMS

2

KITCHENS

2

BALCONIES

1

COVERED PARKING

A home designed for long-term living

W4 is a large fourth-floor residence planned as a proper family home rather than a standard rental apartment. Its strength is the combination of separate formal and informal living areas, two kitchens, extensive storage, fully equipped bedrooms, private utility backups and a detailed furnished inventory.

ADDRESS

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

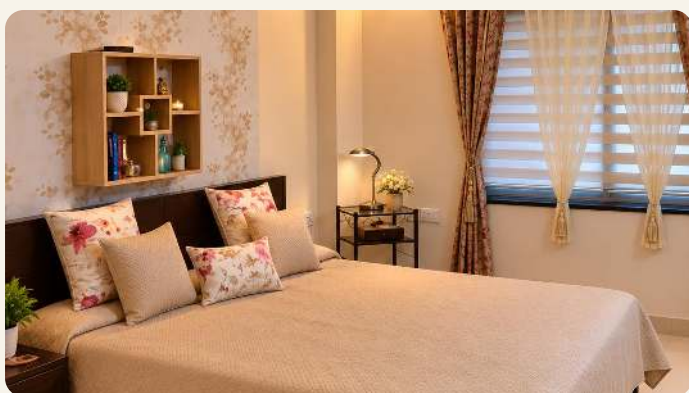
[VIEW MAP](#)

PROPERTY INFORMATION & VIEWINGS

Madhu Kamath | me@madhukamath.com | madhu.kamath2000@gmail.com | +91 98853 00065

Photographs show the furnished residence. Final inclusions and condition will be recorded in the signed inventory and condition report at possession.

Spaces that live like a house



Living and functional zones

- Separate formal drawing room, living/lounge and dining area
- Large French-window opening that visually extends the drawing room to the outside
- Dedicated pooja space and a separate study area
- Two kitchens, utility zone and a separate internal store room
- Two balconies/sit-outs for plants and informal seating

Bedrooms, bathrooms and storage

- Three sleeping rooms: one king bed, one queen bed and one IKEA sofa-cum-bed that opens to a queen
- Two walk-in cupboards plus extensive built-in wardrobes and cabinetry
- Two unusually generous bathrooms instead of three smaller bathrooms
- Main bathroom with a jacuzzi and a separate shower area
- Additional almirahs can be accommodated if agreed before possession

Why the layout feels different

The home separates entertaining, everyday family living, cooking, study and storage instead of compressing them into one conventional hall. This allows an established household to move in without living around packed belongings.

Furnished, equipped and backed up



Principal furniture and equipment

Furniture	Kitchen and laundry	Comfort and services
King bed, queen bed, queen-size sofa-bed Mattresses and bedside pieces Sofas and lounge seating Dining table and chairs Study tables Two televisions Curtains, rugs and soft furnishings	Two refrigerators Washing machine Dishwasher Microwave Separate oven Coffee maker and air fryer RO water purifier Two gas connections	Five split air-conditioners Ceiling fans throughout Bathroom and kitchen geysers Insect mesh to doors/windows Wi-Fi and set-top wiring ready Caretaker support locally Watchman coverage, hours to confirm Electrician/plumber contacts on call

Private backup arrangements

- A powerful private inverter provides in-home backup during power interruptions.
- Two private reserve-water tanks support one kitchen tap and both bathrooms during a building water interruption.
- The building has provision for generator support to the lift/common areas; present operating status must be confirmed and is not being promised.
- An optional staff/servant room at minus level with a separate bathroom may be included by written agreement. Extra storage outside it is separate and chargeable.

HANDOVER CONDITION

The residence is being handed over freshly prepared, with painting, deep cleaning, pest control and servicing/checking of major systems completed or recorded before possession. Final working condition is documented at handover.

Included household contents remain subject to the signed inventory. Tenant subscriptions and consumption charges are separate.

Location and proposed tenancy terms



Neighbourhood

Smritinsha sits in a quiet residential lane with no through traffic. Mithila Nagar Park is about 200 metres away, with a walking track, greenery and a children's play area. A temple is near the park, and KBR Park is approximately 2 km from the residence. Prospective tenants should confirm routes and travel times during their visit.

Proposed commercial terms

Monthly rent	Rs. 1,05,000 plus Rs. 5,000 society maintenance and tenant-paid utilities
Security deposit	Rs. 4,00,000, refundable without interest after final reconciliation
Term	12 months minimum
Notice	2 months in writing
Rent due	On or before the 5th of each month
Parking	One designated covered stilt parking space
Availability	After final readiness and handover confirmation

EARLY EXIT DURING THE FIRST YEAR

First quarter: 100% of deposit | Second: 75% | Third: 50% | Final: 25% | Full year: 0%

Notice-period rent and outstanding charges remain separate. All provisions are subject to the final signed lease and applicable law.

CLEAR HANDOVER STANDARD

Fair wear and tear and owner-responsibility structural or inherent failures remain the owner's responsibility. Tenant-caused damage, unpaid charges or agreed work left incomplete may be deducted only after condition comparison and supporting evidence. Repainting is required only for tenant-caused deterioration. No smoking, subletting or fixed alterations; pets require written approval.

This information note is not a lease. Details, outside facilities and included inventory must be confirmed in writing before possession.