



*A place you'll love to call your own*



**NILGIRI**

HOMES

RAMPALLY, KEESARA, HYDERABAD



**MODI**

PROPERTIES &  
INVESTMENTS PVT. LTD.



## SPECIFICATIONS

Item	Semi-Deluxe Villa	Deluxe Villa
Structure	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks
Exterior painting	Exterior Emulsion	Exterior Emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Marble slabs / vitrified tiles in all rooms
Door frames	Sal wood	Teak wood
Doors	Main door - Panel and other doors - Flush doors	Panel doors with branded hardware
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum or UPVC openable / sliding windows with grills	Powder coated aluminum or UPVC openable windows with grills
Sanitary	Raasi / Johnson Pedder or similar make	Parryware / Hindware or similar make
C P fittings	Branded CP fittings	Branded ceramic disk quarter turn
Staircase railing	MS railing with MS banister	MS railing with wooden banister
Kitchen platform	Granite slab, 2 ft dado, SS sink	Granite slab, 2 ft dado, SS sink
Plumbing	GI & PVC pipes	GI & PVC pipes
Bathrooms	7' dado	7' dado with designer tiles
Water supply	24 hrs water supply through community tank with 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen	24 hrs water supply through community tank with 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen

- Note:
- Choice of 2 colours for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided.
  - Changes to external appearance and colour shall not be permitted.
  - Fixing of grills to the main door or balconies shall not be permitted.
  - Change of doors or door frames shall not be permitted.
  - Changes in walls, door positions or other structural changes shall not be permitted.
  - Only select alterations shall be permitted at extra cost.
  - Specifications / plans subject to change without prior notice.

## PHOTO GALLERY (ACTUAL PHOTOS)



Main Entrance



Town House No. 35



Villa No. 13



Villa No. 55

## COMPLETED PROJECTS



**MAYFLOWER PARK**  
Nacharam, Hyderabad  
550 flats on 4.8 acres of land



**GREENS TOWERS**  
Begumpet, Hyderabad  
80,000 sft. office space



**SILVEROAK BUNGALOWS** Phase I & II  
Cherlapally, Hyderabad  
150 Duplex bungalows on 12 acres of land



**SILVER OAD APARTMENTS**  
Cherlapally, Hyderabad  
120 flats on 1 acre of land

## CURRENT PROJECTS



**GULMOHAR GARDENS** Phase II  
Mallapur, Hyderabad  
150 flats on 1 acre of land  
Phase I - Sold out  
350 flats on 4 acres of land



**PARAMOUNT RESIDENCY**  
Nagaram, Hyderabad  
260 flats on 3 acres of land



**MAYFLOWER HEIGHTS**  
Mallapur, Hyderabad  
280 flats on 4 acres of land



**GREENWOOD RESIDENCY**  
Kowkur, Bolarum, Secunderabad  
345 flats on 6 acres of land



**SILVER OAK BUNGALOWS** - Phase III  
Cherlapally, Hyderabad  
68 Duplex Bungalows on 6 acres of land



**VILLAS AT SILVER CREEK**  
Nagaram, Cherlapally, Hyd  
44 Villas on 3 acres of land



## SALIENT FEATURES

- HUDA approved project.
- Clear title.
- 95 town houses and villas on 6.5 acres of land.
- Design as per vastu.
- 3 bedroom duplex villas from 1,461 to 1,946 sq. ft.
- Plot sizes from 117 to 240 sq. yds.
- Gated community with bungalows having similar elevation, colour, size, compound wall & landscaping.
- Underground cabling for power, phone & cable TV.
- Housing loans available.
- Pollution free environment.
- Eco-friendly development more than 70% open area.
- Possession from July 2009 onwards.

## AMENITIES

- Clubhouse:
  - Swimming pool.
  - Fully equipped air conditioned gymnasium.
  - Recreation room with pool and TT Table.
  - Air conditioned banquet hall with projection TV.
  - Lawns for banquets.
  - Crèche.
  - Library.
  - General Store.
- Tennis court.
- Open air badminton courts.
- Basketball court.
- Beach volleyball court.
- Children's park.
- Landscaped gardens.
- Amphitheater.
- 1 KVA backup power for each bungalow.
- Cement concrete roads and street lighting.

## SURROUNDING DEVELOPMENT



Infosys Campus



Raheja IT Park



Sanskriti Township



Inorbit Mall

- Singapore Township (Sanskriti).
- 100 acre Raheja IT Park (Mindspace).
- Inorbit Mall
- 450 acre Infosys Campus.
- Srinidhi Engineering College.
- Industrial Estate: Cherlapally, Kushaiguda, Mallapur, Nacharam, Uppal and Malkajiri.
- Petroleum Giants : IOC, GAIL, BP, HPCL etc.
- 2,000 acres GIGA City at Jawaharnagar.
- 50 acres Genpact Campus at Jawaharnagar

## LOCATION PLAN



## PROMOTER'S TRACK RECORD

- 35+ years track record
- 15+ lakh sft. of construction completed
- 20+ projects successfully completed
- 50+ corporate tenants
- 100+ shops and offices completed
- 1,000+ flats completed

- 5 minutes drive from Outer Ring Road - 2 kms.
- 5 minutes drive from Warangal highway - 3 kms.
- 10 minutes drive from (Raheja IT Park) Inorbit Mall and Infosys Campus - 5 kms.
- 10 minutes drive from Rampally cross roads - 6 kms.
- 20 minutes drive from ECIL cross roads - 11 kms.
- 30 minutes drive from Uppal cross roads - 17 kms.
- 40 minutes drive from Secunderabad - 21 kms.

Architects & Structural Engineers:  
**PRASAD ASSOCIATES**

Owned and developed by:  
**MODI & MODI CONSTRUCTIONS**

Promoted by:  
**PREMIER ENGINEERING CORPORATION**  
R.P. Road, Secunderabad.

**MODI PROPERTIES & INVESTMENTS PVT. LTD.**  
M.G. Road, Secunderabad.

For further details or site visit contact:

Marketed by:



# MODI

PROPERTIES &  
INVESTMENTS PVT. LTD.

**Head Office:** 5-4-187/3&4, II floor,  
M.G. Road, Secunderabad- 500 003.  
Phone: +91-40-66335551. Fax: +91-40-27544058  
email: [info@modiproperties.com](mailto:info@modiproperties.com)  
Visit us at: [www.modiproperties.com](http://www.modiproperties.com)

**Site Office:** Sy. No. 128, 129, 132-136  
Rampally, Keesera, Hyderabad 501 301  
Phone: +91-40-64530888  
email: [mnm@modiproperties.com](mailto:mnm@modiproperties.com)

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.