

ELEGANT
DUPLIX BUNGALOWS
at an AFFORDABLE PRICE



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

PHASE III

SPECIFICATIONS



ITEM	SEMI-DELUXE BUNGALOW	DELUXE BUNGALOW
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
Roof	Sloping with country tiles	Sloping with country tiles
Flooring	Ceramic Tiles	Choice of Vitrified or Marble flooring
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 openable/sliding windows with grills	Powder coated aluminum openable windows with grills
Sanitary	Raasi / Jhonson Peddar or similar make	Hindware / Parryware Peddar 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. Pressure booster pump for first floor bathrooms
Bathrooms	7'dado	7'dado with designer tiles and bathtub in master bedroom.
Water supply	24 hrs water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen.	24 hrs water supply through community tank with 2,000 lts individual overhead tank in each bungalow. Separate drinking water connection in kitchen.

- Note:
- Choice of 2 colours for interiors, 2 or 3 combinations of bathroom tiles and 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.

SALIENT FEATURES

- GHMC approved project.
- 250 bungalows spread over 24 acres of land.
- Phase I & II - 144 bungalows completed and possession given.
- Phase I & II - clubhouse and amenities completed.
- Phase III - 103 bungalows.
- Plot size from 174 sq. yds. onwards.
- Three bedroom duplex bungalows from 1,704 to 1,883 sft.
- Gated community with bungalows having similar elevation, colour, size, compound wall and landscaping.
- Underground cabling for power, phone and cable TV.
- Housing loans available.
- Pollution free environment.
- Eco-friendly development with more than 70% open area.
- Flexible completion dates - 3 to 18 months.
- Design as per Vaastu.

LAYOUT PLAN



PROMOTERS' TRACK RECORD

- 40+ YEARS TRACK RECORD
- 15+ LAKH SFT. OF CONSTRUCTION COMPLETED
- 20+ PROJECTS SUCCESSFULLY COMPLETED
- 100+ SHOPS AND OFFICES COMPLETED
- 150+ BUNGALOWS COMPLETED
- 1,500+ FLATS COMPLETED

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.
 - Kitchen for banquets.
- Crèche.
- Library.
- Tennis court.
- Open-air badminton courts.
- Basketball court.
- Children's park.
- Landscaped gardens.
- Amphitheatre.
- 1 KVA backup power for each bungalow.
- Cement concrete roads and street lighting.
- Gated community with solar/electric fencing with 24 hrs security.

SURROUNDING DEVELOPMENT

- Industrial Estates: Cherlapally, Kushaiguda, Mallapur, Nacharam, Uppal and Malkajigiri.
- Govt. Mint.
- Petroleum Giants: IOC, GAIL, BP, HPCL etc.
- Singapore Township.
- 100 acres Raheja IT Park - Mind Space SEZ.
- 450 acres Infosys Campus.
- Vimta Labs.

OUR OTHER PROJECTS

CURRENT PROJECTS

- NILGIRI HOMES**
Rampally, Kesara, Hyderabad
95 Villas & Town Houses
on 6.5 acres of land
- BLOOMDALE**
Shamirpet, Hyderabad
72 Bungalows
on 5 acres of land
- VILLAS AT SILVER CREEK**
Nagaram, (Cherlapally), Hyderabad
44 Villas on 3 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
- GULMOHAR GARDENS**
Mallapur, Hyderabad
505 flats on 5 acres of land

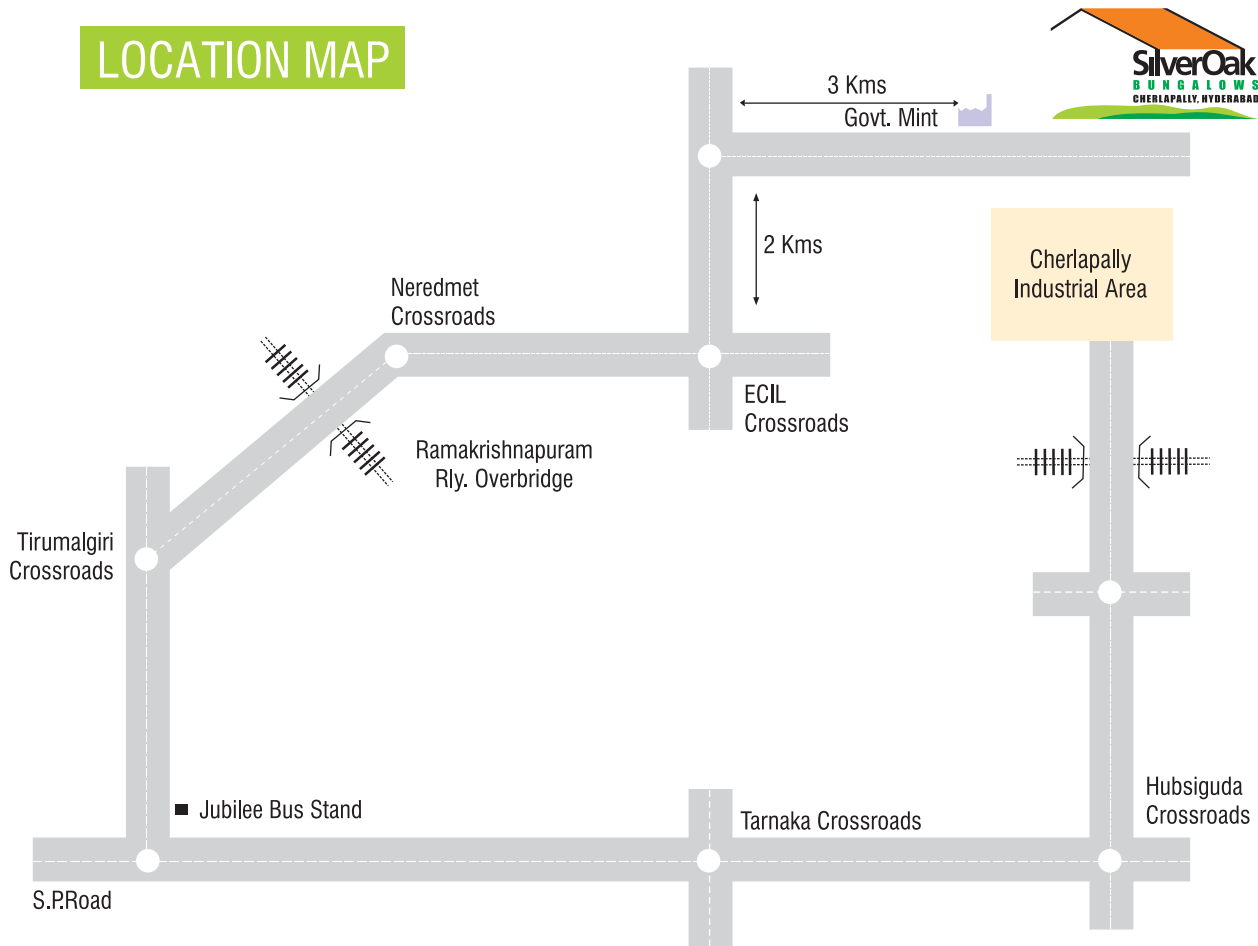
COMPLETED PROJECTS

- MAYFLOWER PARK**
Nacharam, Hyderabad
550 flats on 4.8 acres of land
- GREENS TOWERS**
Begumpet, Hyderabad
80,000 sft. office space
- SILVER OAK BUNGALOWS Phase I & II**
Cherlapally, Hyderabad
150 Duplex bungalows on 13 acres of land
- SILVER OAK APARTMENTS**
Cherlapally, Hyderabad
120 flats on 1 acre of land

ACTUAL SITE PHOTOS



LOCATION MAP



- ▲ 10 minutes drive from ECIL cross roads – 5 Kms.
- ▲ 15 minutes drive from Neredmet cross roads – 9 Kms.
- ▲ 20 minutes drive from Hubsiguda cross roads – 11 Kms.
- ▲ 20 minutes drive from Tirumalgiri cross roads – 12 Kms.
- ▲ 30 minutes drive from Secunderabad (Jubilee Bus Station) – 15 Kms.
- ▲ Next to Govt. of India, Mint and Cherlapally Industrial Area.
- ▲ Connected by 100 ft main road.
- ▲ Close to proposed MMTS station.



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DILPREET TUBES PVT. LTD. Nacharam, Hyderabad

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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.