



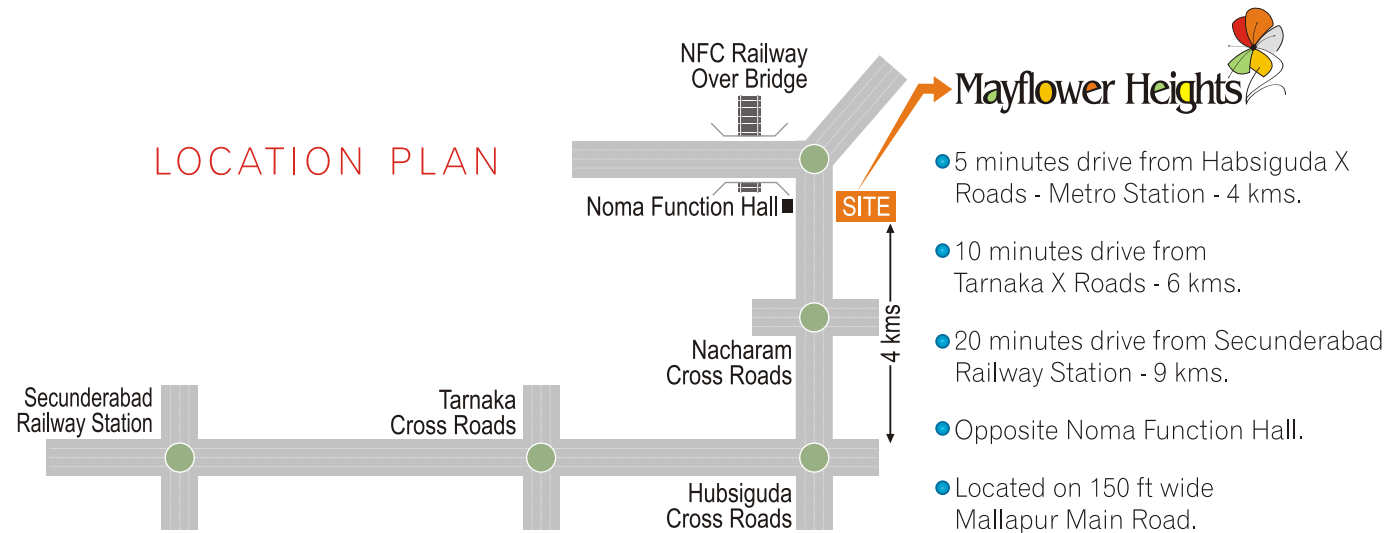
ACTUAL PHOTOGRAPHS OF MODEL FLAT

SPECIFICATIONS

Item	Deluxe Apartment	Luxury Apartment
Structure	RCC	RCC
Walls	4"/6" Solid Cement blocks	4"/6" Solid Cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Vitrified tiles	Marble Slabs
Door Frames	Wood (Non-teak)	Wood (Non-teak)
Doors & Hardware	Panel doors with branded hardware	Panel doors with branded hardware
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Aluminum sliding windows with grills	Aluminum sliding windows with grills
Bathroom	Designer ceramic tiles with 7' dado	Superior designer ceramic tiles with 7' dado with bathtub in 1 bathroom
Sanitary	Branded sanitary ware	Branded sanitary ware with counter top basins
CP fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink	Granite slab, 2 ft granite tiles dado, SS sink with drain board
Plumbing	GI & PVC Pipes	GI & PVC Pipes
Lofts	Lofts in each bedroom & kitchen	Lofts in each bedroom & kitchen

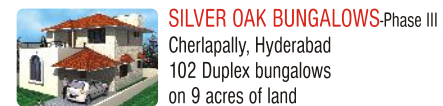
Note: 1. Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
 2. Change of colour or fixing of grills & gates to the main door / balcony shall not be permitted.
 3. Changes in walls, door positions or other structural changes shall not be permitted.
 4. Only select alterations shall be permitted at extra cost.
 5. Specifications / plans subject to change without prior notice.

LOCATION PLAN



OUR OTHER PROJECTS

CURRENT PROJECTS



SILVER OAK BUNGALOWS Phase III
Cherlapally, Hyderabad
102 Duplex bungalows on 9 acres of land



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



GULMOHAR GARDENS
Mallapur, Hyderabad
505 flats on 5 acres of land



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

COMPLETED PROJECTS



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



GREENS TOWERS
Begumpet, Hyderabad
80,000 sqft. office space



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



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

PROMOTERS TRACK RECORD

40+ years track record
 15+ lakh sft. of construction completed
 20+ projects successfully completed
 100+ villas completed
 100+ shops and offices completed
 1,000+ flats completed

Architects:

PRASAD ASSOCIATES
Tel.: +91 40 2774 0244, 2774 0550

Owned & Developed by : ALPINE ESTATES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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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.

HOMES OF
TRUE ARTISTRY AND QUALITY

Mayflower Heights
Mallapur, Near Nacharam, Hyderabad.



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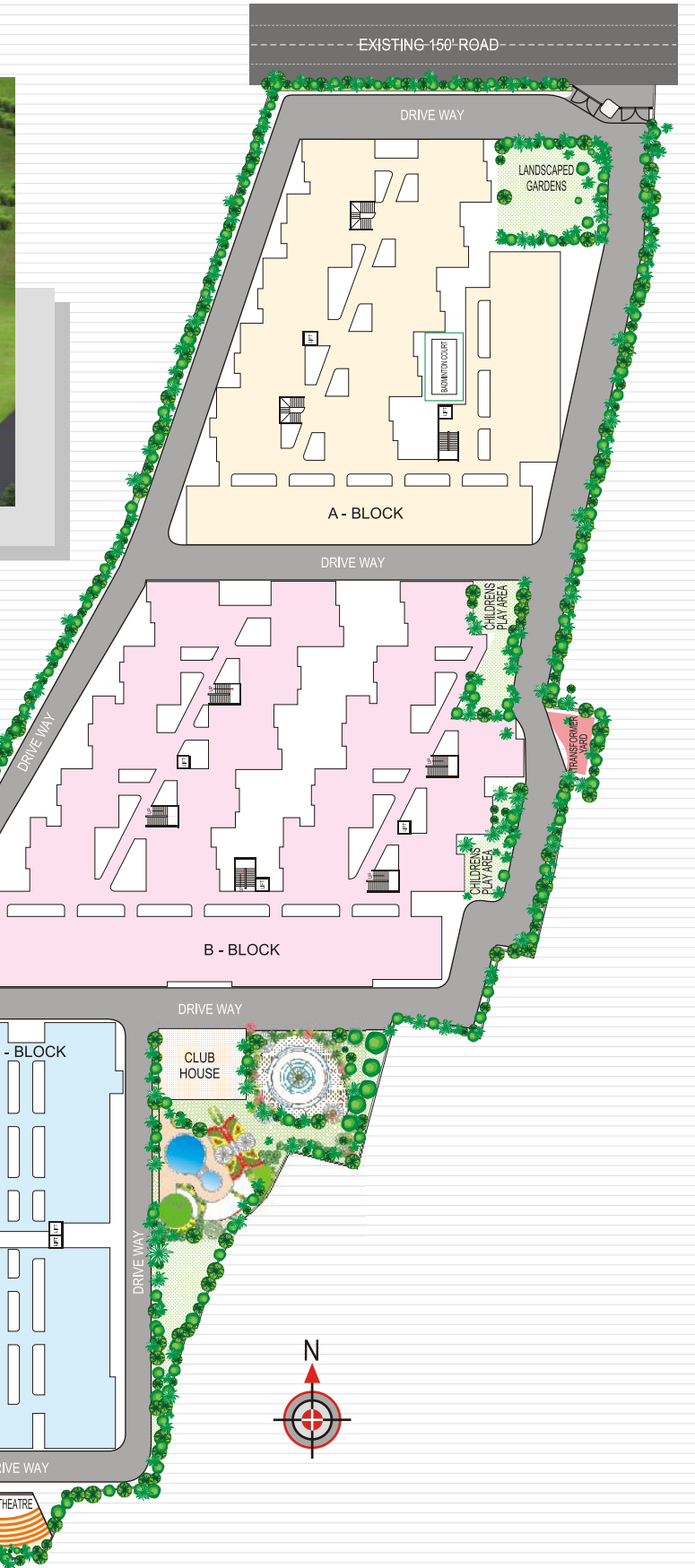


Mayflower Heights

AMENITIES

- 6,500 sft. Club House with:
 - Swimming Pool
 - Air conditioned Banquet Hall
 - Recreation room with Pool and TT table
 - Library
 - Air conditioned fully equipped Gym
 - Creche
- Children's park
- Landscaped gardens
- Amphitheater
- Sports facilities
- Backup generator for lifts & common lighting
- 1 KVA backup power for each flat
- CC roads and street lighting
- 24 hrs security with CC TV
- Intercom in all flats & security room

LAYOUT PLAN

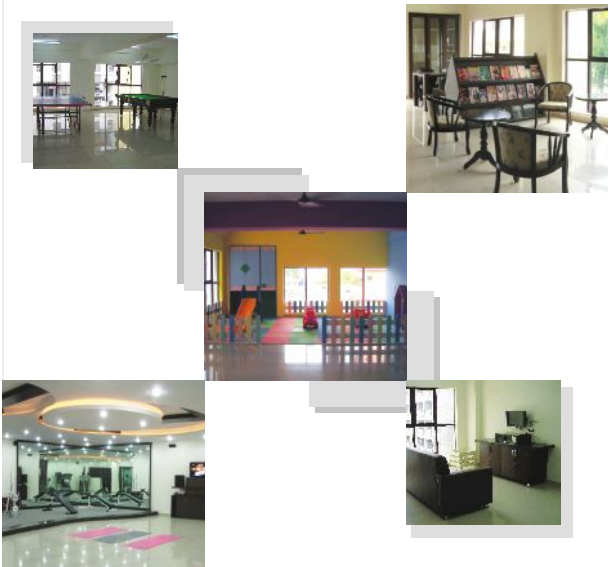


SURROUNDING DEVELOPMENTS

- Raheja IT Park
- Infosys Campus
- Genpact, CCMB, IICT and NGRI at Habsiguda
- Apparel Park, Tech Park and GVK Biotech Park at Nacharam

SALIENT FEATURES

- Plans approved by HUDA
- Clear Title
- 280 apartments on about 4 acres of land
- 2 & 3 bedroom flats from 1,060 sft. to 1,750 sft.
- Choice of deluxe & luxury apartments
- 24 hrs water supply through bore-well
- Separate drinking water connection in kitchen
- 200 ltrs. loft tank in each apartment
- Housing loans available
- Pollution free environment
- Eco-friendly development - 60% open area
- Flexible completion date - 3 to 9 months
- Design as per Vaasthu
- No shops or offices within the site
- Located on 150 ft. wide main road
- 2 / 3 automatic lifts for each block
- Utility room in each flat



ACTUAL SITE PHOTOGRAPHS



Main Road View



Entrance Arch



Block C



Club House



Swimming Pool



Amphitheater



Childrens Park



Lawn for Banquets