



NAGARAM, CHERLAPALLY, HYDERABAD



**Luxury** Living at **Affordable** prices



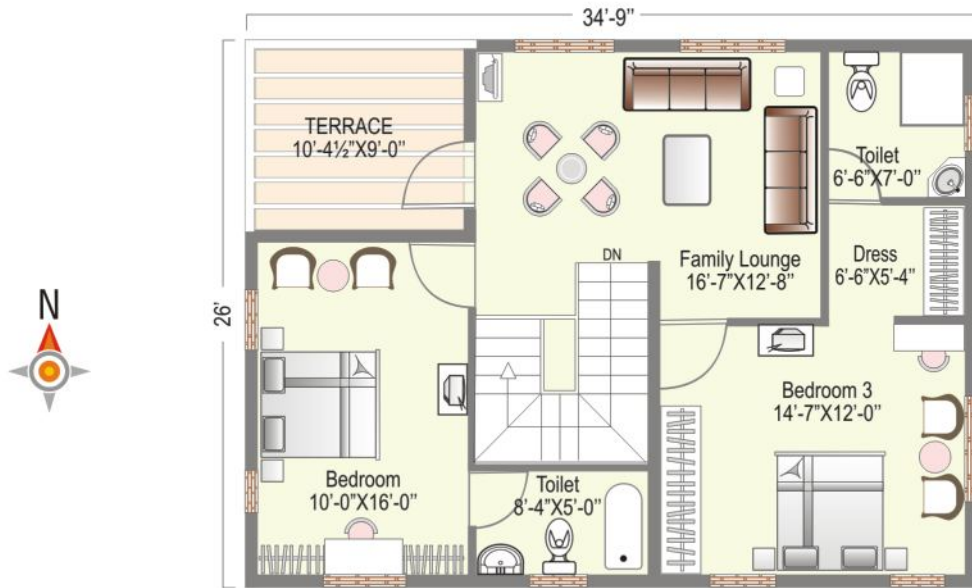
**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.

# LAYOUT PLAN

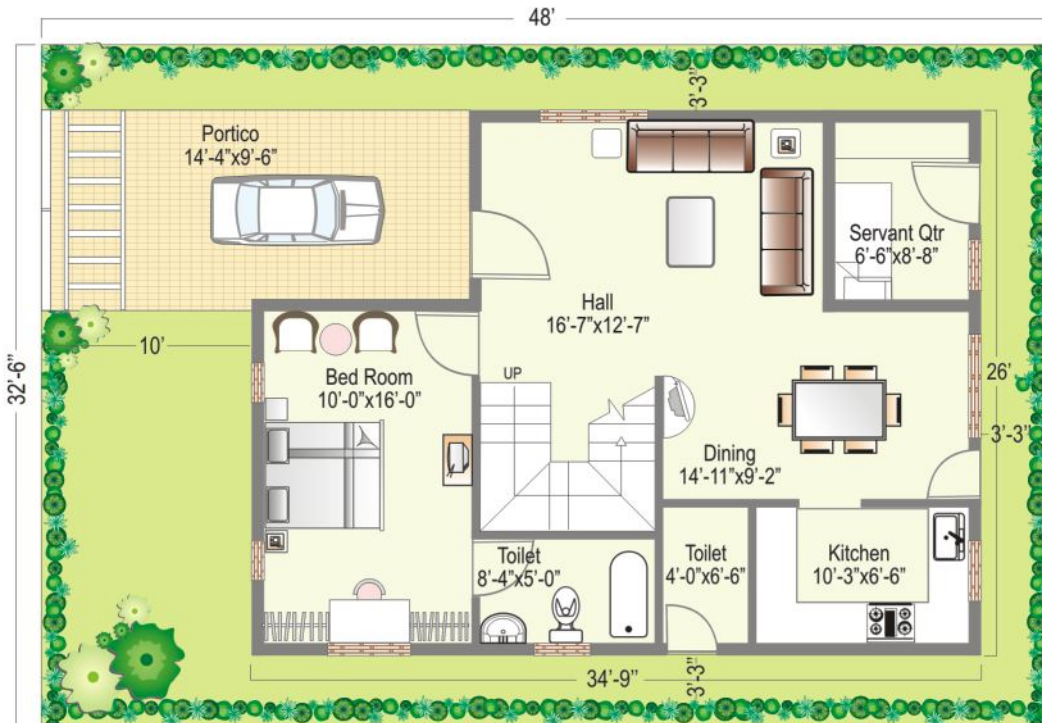


# TYPE - A

Area of Ground Floor :	810 Sft.
Area of First Floor :	810 Sft.
Total Built up Area :	1,620 Sft.
Terrace Area :	93 Sft.



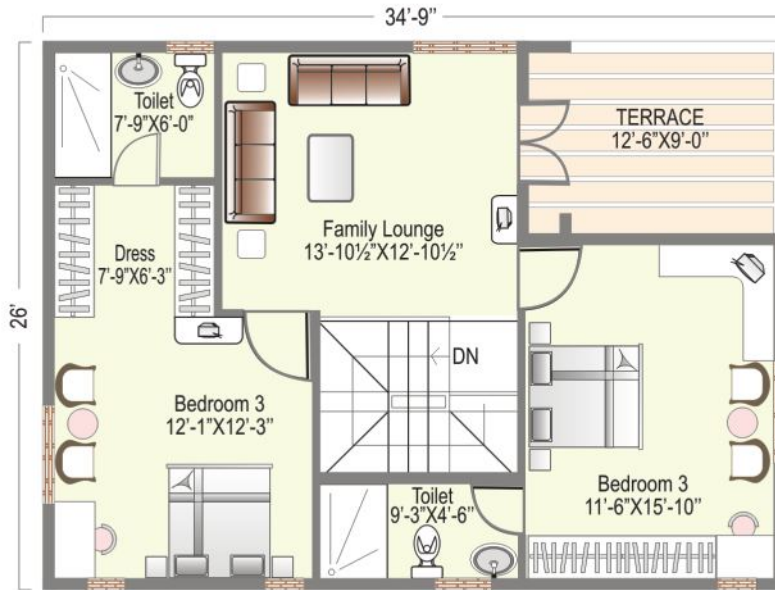
FIRST FLOOR



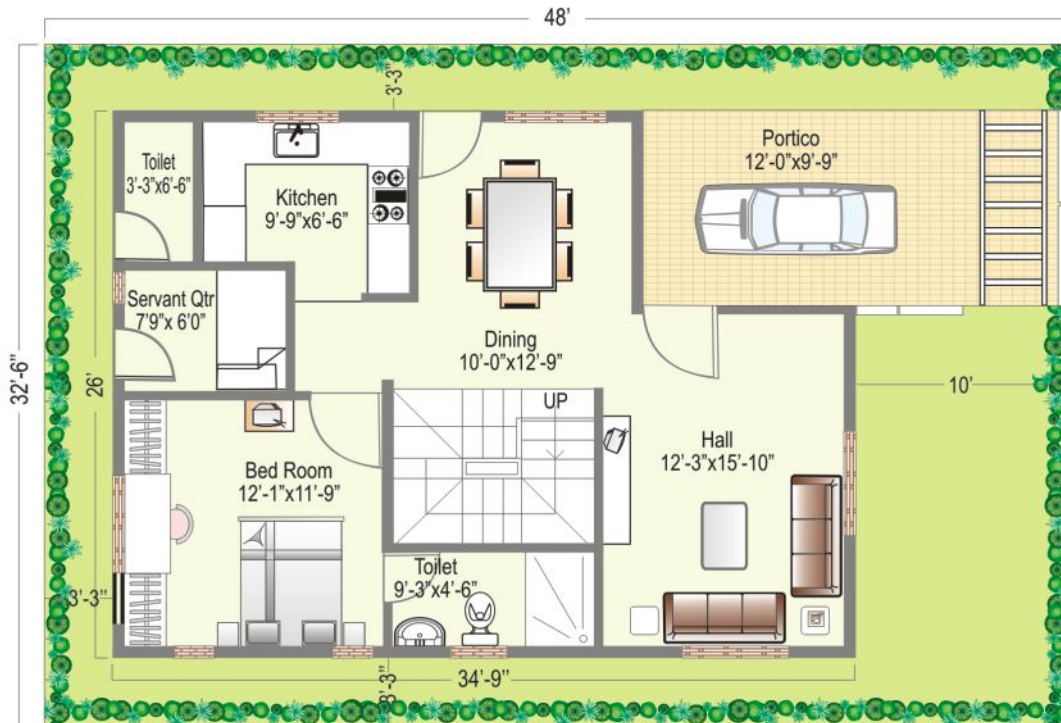
GROUND FLOOR

# TYPE - C

Area of Ground Floor :	811 Sft.
Area of First Floor :	794 Sft.
Total Built up Area :	1,605 Sft.
Terrace Area :	109 Sft.



FIRST FLOOR



GROUND FLOOR

## SALIENT FEATURES

- GHMC approved Layout and construction.
- Clear Title.
- 44 Villas on 3 acres of land.
- Plot size from 173 sq. yds. onwards.
- Three Bedroom Duplex Villas from 1,605 to 1,790 sft.
- Gated community with Villas having similar elevation, colour, size & landscaping.
- Underground cabling for power, phone & cable TV.
- Housing loans available.
- Pollution free environment.
- Eco-friendly development with more than 70% open area.
- Possession from Dec. 2010 onwards.
- Design as per Vaastu.

## SURROUNDING DEVELOPMENT

- Outer Ring Road Junction.
- 100 acre Raheja IT Park & Inorbit Mall.
- 450 acre Infosys Campus.
- 2000 acre GIGA City at Jawahar Nagar

- 200 acres BITS campus at Jawahar Nagar.
- Sreenidhi Engineering College.
- Cherlapally & Kushaiguda IDAs.
- Public sector companies: GAIL, HPCL, BPCL, IOC, Govt. Mint, ECIL, BEL, NFC, etc.
- Corporates like ICOMM, Vimta Labs, Kitty Steels, Aster, Cygnus Software, Surana Industries, etc.

## AMENITIES

- Club House with
  - ❖ Air Conditioned Gymnasium.
  - ❖ Recreation Room with Pool & TT table.
  - ❖ Banquet Hall.
- Swimming pool.
- Children's park.
- Landscaped gardens.
- 1 KVA backup power for each Villa.
- Cement concrete roads and street lighting.
- Gated community with solar/electric fencing.
- Intercom, CC TV & 24 hrs security.
- Gated Community.

## 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	Branded Vitrified Tiles
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	Power coated aluminum or UPVC openable / sliding windows with grills	Powder coated aluminium or UPVC Openable windows with grills
Sanitary	Parryware / Hindware or similar make	Parryware / Hindware or similar make
C P fittings	Branded C P fittings	Branded ceramic disk quarter turn CP fittings
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. Provision for solar heater.	GI & PVC pipes. Provision for solar heater. Pressure booster pump for first floor bathrooms
Bathrooms	7' dado	7' dado with designer tiles and tub in master bathroom
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 :
1. Choice of 2 colours for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided.
  2. Changes to external appearance and colour shall not be permitted.
  3. Fixing of grills to the main door or balconies shall not be permitted.
  4. Change of doors or door frames shall not be permitted.
  5. Changes in walls, door positions or other structural changes shall not be permitted.
  6. Only select alterations shall be permitted at extra cost.
  7. Specifications / plans subject to change without prior notice.

## PROMOTERS TRACK RECORD

- 35+ Years Track Record
- 15+ Lakh sft construction completed
- 20+ Projects successfully completed
- 100+ Shops & Offices completed
- 100+ Bungalows completed
- 1,000+ Flats completed

## COMPLETED PROJECTS

### MAYFLOWER PARK

550 flats on 4.8 acres at Nacharam, Hyd.

### SILVER OAK APARTMENTS

120 flats on 1 acre at Cherlapally, Hyd.

### GULMOHAR GARDENS - PHASE I

350 flats on 4 acres at Mallapur, Near Hubsiguda, Hyd.

### GREENS TOWERS

80,000 sft. Office Space at Begumpet Main Road, Hyderabad.

### SILVER OAK BUNGALOWS - PHASE I & II

144 duplex bungalows on 12 acres at Cherlapally, Hyd.

## CURRENT PROJECTS

### SILVER OAK BUNGALOWS - PHASE III

103 bungalows on 10 acres at Cherlapally, Hyd.

### MAYFLOWER HEIGHTS

280 flats on 4 acres at Mallapur, Near Hubsiguda, Hyd.

### GULMOHAR GARDENS - PHASE II

155 flats on 1.5 acres at Mallapur, Near Hubsiguda, Hyd.

### PARAMOUNT RESIDENCY

260 flats on 3 acres at Nagaram, Keesara Mandal, Hyd.

### GREENWOOD RESIDENCY

345 flats on 6 acres at Kowkur, Near Bollaram, Hyd.

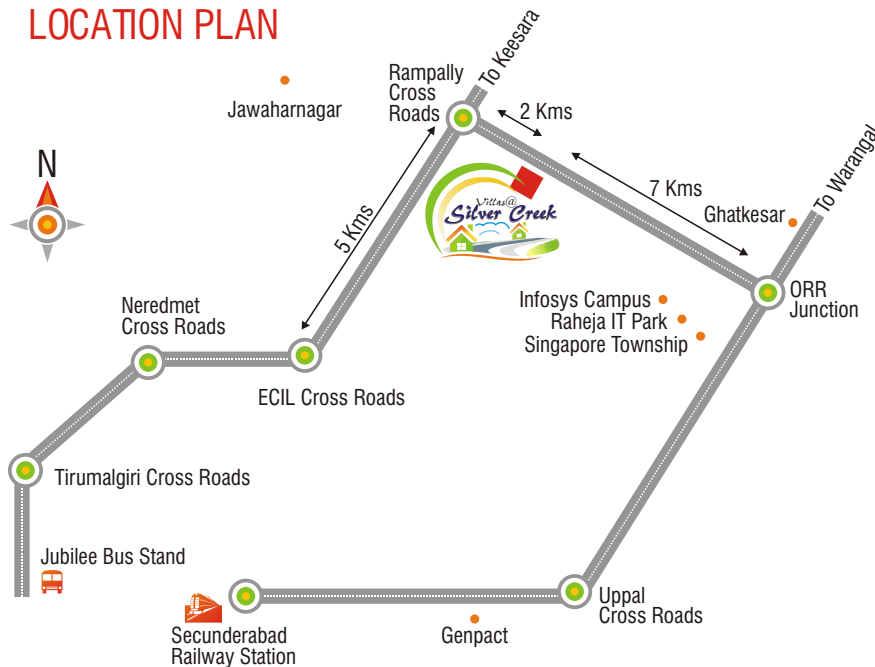
### NILGIRI HOMES

95 town houses & villas on 6.5 acres at Rampally, Keesara, Hyd.

### BLOOMDALE

72 bungalows on 5 acres at Shamirpet, Hyd.

## LOCATION PLAN



- 5 minutes drive from Rampally cross roads - 2.5 kms.
- 10 minutes drive from ORR junction & Warangal highway - 7 kms.
- 15 minutes drive from - 10kms
  - ❖ Singapore Township,
  - ❖ Raheja IT Park (MindSpace),
  - ❖ Inorbit Mall
  - ❖ Infosys Campus
- 15 minutes drive from ECIL cross roads - 7 kms.
- 30 minutes drive from Secunderabad - 17 kms.
- 30 minutes drive from Uppal - 20 kms.

### Architects:

ARCHITECTURAL ASSOCIATES, Ph : 040-27700826

### Structural Engineers:

KULKARNI CONSULTANTS, Ph : 040-23223891

### Promoted by:

VASANTH TRADING CO., Hill Street, Secunderabad.

DILPREET TUBES PVT. LTD., Nacharam, Hyderabad.

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



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