








Completed Projects

 Gulmohar Gardens Mallapur, Hyderabad 505 flats on 8 acres	 Paramount Residency Kowkur, Secunderabad 260 flats on 3 acres	 Greenwood Residency Kowkur, Secunderabad 345 flats on 6 acres	 Mayflower Grande Mallapur, Hyderabad 370 flats on 3 acres	 Mayflower Park Nacharam, Hyderabad 505 flats on 4.8 acres	 Mayflower Heights Mallapur, Hyderabad 280 flats on 4 acres
 Silver Oak Bungalows Cherlapally, Hyderabad 250 duplex bungalows on 24 acres	 Paramount Avenue Nagaram, Hyderabad 208 flats on 2 acres	 Silver Oak Apartments Cherlapally, Hyderabad 120 flats on 1 acre	 Villas @ Silver Creek Nagaram, Hyderabad 44 villas on 3 acres	 Serene Farms Yenkepally, Chevella 50 farmhouses on 32 acres	 Villa Orchids Kowkur, Sec'bad 343 duplex villas on 21 acres
 Nilgiri Homes Rampally, Pocharam, Hyderabad 95 villas & town houses on 6.5 acres	 Vista Homes Kushaiguda, Hyderabad 377 flats on 5.6 acres	 Nilgiri Estates Rampally, Pocharam, Hyderabad 188 villas on 10 acres	 Bloomdale Shamirpet, Hyderabad 72 villas on 5 acres	 Morning Glory Apartments @ Genome Valley Shamirpet, Hyderabad 30 flats on 1,122 sq.yds.	

Current Projects

 AVR Gulmohar Homes Miryalaguda, Telangana 91 villas on 6.5 acres	 Greenwood Heights Kowkur, Hyderabad 119 flats on 2 acres	 Nilgiri Heights Pocharam, Hyderabad 256 flats on 2.5 acres	 Gulmohar Residency Mallapur, Hyderabad 354 flats on 8 acres	 Silver Oak Villas-Phase III Cherlapally, Hyderabad. 114 villas on 7.5 acres.	 Mayflower Platinum Mallapur, Hyderabad 189 flats on 2.2 acres	 Bloomdale Residency @ Genome Valley Shamirpet, Hyderabad. 110 flats on 1 acre.
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Proposed Projects

 Bloomdale Grande Shamirpet, Hyderabad 622 flats on 7 acres	 Bluebell Residency Timmapur, Hyderabad. 390 flats on 3.6 acres.	 MAYFLOWER HOMES Dundigal, Hyderabad 145 villas on 10 acres	 Vistal View Apartments Kompally, Hyderabad 181 flats on 2 acres	 Bluebell Residency Vikarabad, Telangana 110 flats on 1 acre.
 SILVER OAK Grande Cherlapally, Hyderabad. 142 flats on 2 acres.	 Bluebell Residency @ Genome Valley Near Shamirpet, Hyderabad. 600 flats on 6.25 acres.	 Vista Grande Suryapet, Telangana. 580 flats on 4 acres.	 Bloomdale Platinum Near Shamirpet, Hyderabad. 180 flats on 2 acres.	

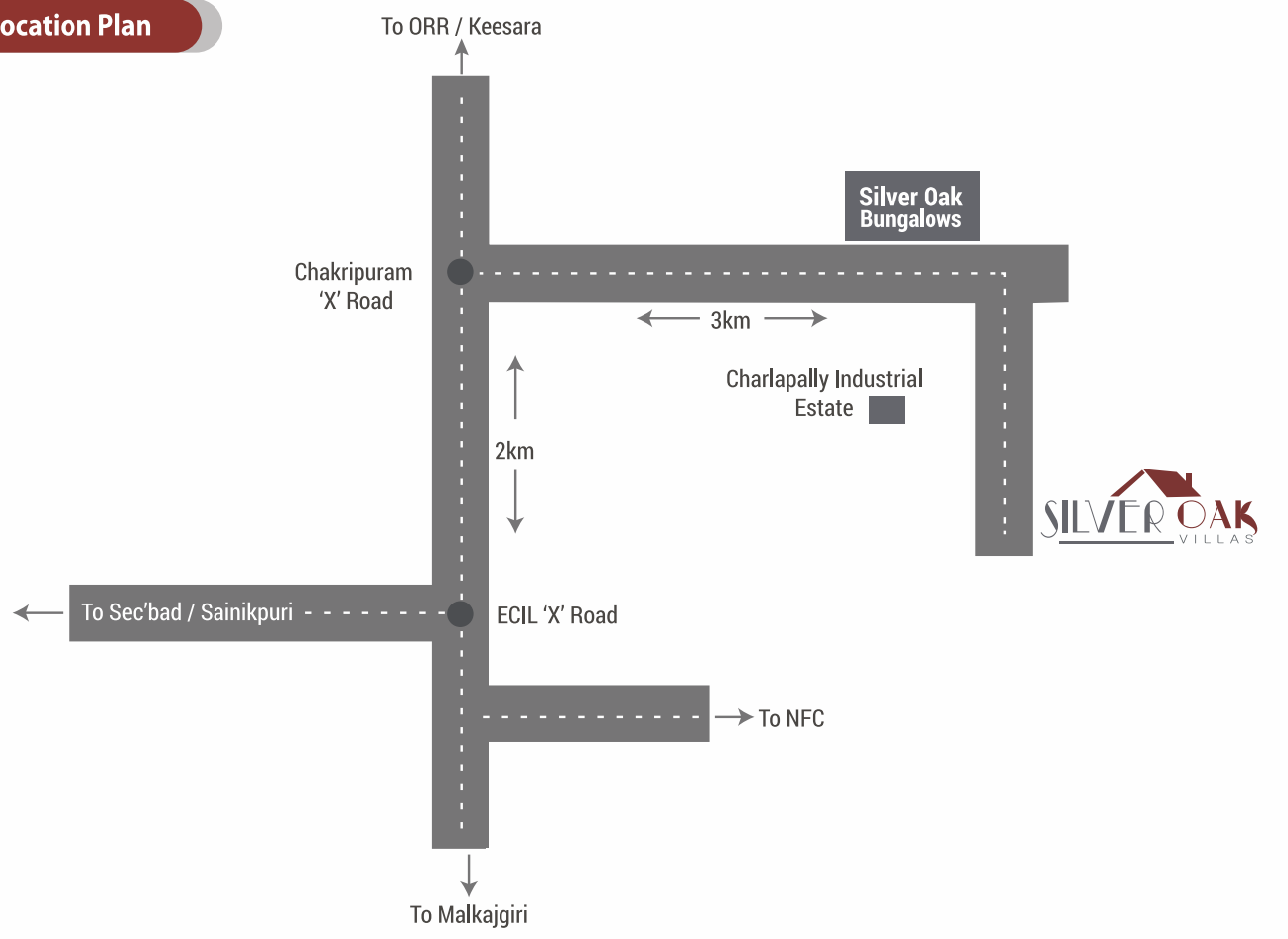


Promoters Track Record

- ◆ 40+ years track record.
- ◆ 5+ million sft of construction completed.
- ◆ 4,000+ homes completed.
- ◆ 3 million sft under construction.
- ◆ 1,500+ homes under construction.



Location Plan



- ◆ 10 minutes drive from ECIL cross roads - 5 kms.
- ◆ 10 minutes drive from Infosys/Mindspace - 5 kms.
- ◆ 15 minutes drive from Neredmet cross roads - 9 kms.
- ◆ 20 minutes drive from Habsiguda cross roads - 11 kms.
- ◆ 20 minutes drive from Trimulgherry cross roads - 12 kms.
- ◆ Next to Govt. of India, Mint and Cherlapally Industrial area.
- ◆ Connected by 100 ft main road.
- ◆ Close to proposed MMTS station.

Promoted by:



Owned & Developed by:
Modi Housing Pvt. Ltd.
Silver Oak Villas LLP
Silver Oak Realty LLP

HO: 5-4-187/3&4, II Floor, MG Road, Secunderabad - 03
Ph: +91-40-6633 5551, email: info@modiproperties.com

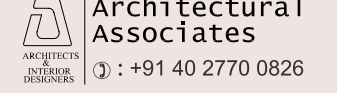
Site Office:
Sy. No. 294, Cherlapaaly, Hyderabad - 500051.
Ph: 99635 92343, email: sales@modiproperties.com

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.



www.modiproperties.com

Architects:



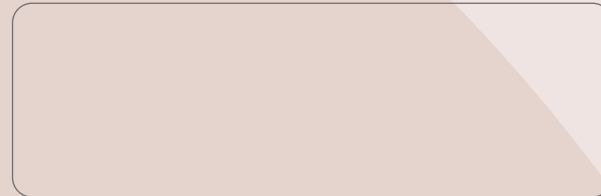
Architectural Associates
☎ : +91 40 2770 0826

Structural Engineers:



KULKARNI CONSULTANTS
☎ : +91 40 2322 3891

RERA No. P02200001575



Website



Features that make
Your House
Your Home



Ready to Occupy!



www.modiproperties.com

Silver Oak Villas is ideally located for development of quality villas with modern amenities in a well developed locality, yet with a very affordable price. Silver Oak Villas is situated in a serene, peaceful, traffic free and pollution free environment. Ample ground water will enable maintenance of a green cover in the gated community.

Modi Properties has completed over 451 villas and 120 apartments in Cherlapally. Silver Oak Villas consists of about 211 villas and 8 apartments. Most of them are ready to occupy.

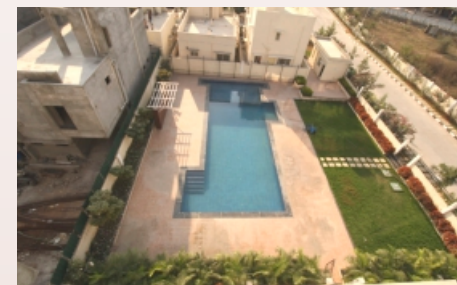
Our gated communities are designed to provide a great lifestyle product to our customers. The gated community is designed to control the environment around your home. Enjoy great quality, fabulous amenities at reasonable prices!

Salient Features

- ◆ Designed for affordability.
- ◆ 114 villas on 7.5 acres.
- ◆ 95 villas on 6.5 acres - soldout and completed.
- ◆ Separate apartment block - 8 flats.
- ◆ Plot sizes from 161 sq. yds.
- ◆ Built-up area 2,040 sft.
- ◆ Low density development with large open spaces.
- ◆ GHMC approved.
- ◆ Clear title.
- ◆ Design as per vastu.
- ◆ Gated community with modern amenities.
- ◆ Underground cabling for power supply and communication.
- ◆ Pollution free environment.

Specifications

- ◆ Structure - RCC.
- ◆ Walls - Cement blocks.
- ◆ External painting - Exterior emulsion.
- ◆ Interior painting - Smooth finish with OBD.
- ◆ Flooring - Branded 2 x 2 ft vitrified tiles.
- ◆ Main door - Wood / WPC with polished panel door.
- ◆ Internal door frames - Wood / WPC with paint.
- ◆ Door shutters - Painted panel doors with branded hardware.
- ◆ Windows - Aluminium sliding windows with grills.
- ◆ Sanitary - Cera / Parryware / Hindware or equivalent brand.
- ◆ CP fittings Branded quarter turn.
- ◆ Bathrooms - Branded designer tiles upto 7 ft.
- ◆ Kitchen - Granite slab with 2 ft dado and SS sink.
- ◆ Electrical - Copper wiring with modular switches.
- ◆ Plumbing - CPVC / PVC pipes.



Site Plan



Amenities

- ◆ Clubhouse with:
 - Banquet hall.
 - Recreation room.
 - Creche.
 - Society office.
 - First-aid room.
 - Gym.
 - Yoga room.
- ◆ Lawns for banquets.
- ◆ Swimming pool.
- ◆ Sports facilities.
- ◆ Children's park.
- ◆ Landscaped gardens.
- ◆ 1 KVA backup power for each villa.
- ◆ Cement concrete roads and street lighting.
- ◆ Drinking water through RO plant.
- ◆ 24 hours security with CCTV.
- ◆ Wi-fi security camera for each villa.
- ◆ Vehicle access control with smart card.
- ◆ 2,000 ltrs water tank for each villa.

Actual photographs:

