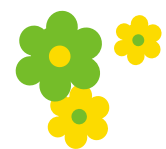


greenwoods 
LUXURY VILLAS



Greenwoods is an enclave of 68 premium luxury villas provided with the state of the art amenities and facilities. Located in the new and sophisticated residential area of Dindigul, Greenwoods lies in close proximity to the Outer Ring Road and is located on the main highway running from Hyderabad to Narsapur. The area is clean and pollution free and is one of the newly developing, residential neighbourhoods around Hyderabad. The area also has excellent connectivity by way of the Outer Ring Road as well as already existing Inner Ring Road, giving it quick access to areas such as Nizampet, Miyapur as well as the Hi-tech city area.

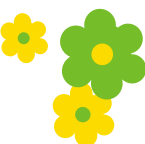
The project is being carried out by Modi Builders, a leading construction company in Hyderabad with an immaculate track record in delivering quality housing.





SALIENT FEATURES

- ✿ Approved by HUDA
- ✿ Purely residential with state of the art amenities
- ✿ Designed as per vaasthu
- ✿ Approved legally by leading financial institutions
- ✿ Located on Hyderabad - Narsapur highway and very close to the Outer Ring Road
- ✿ Builders with an excellent track record.





COMMON AMENITIES

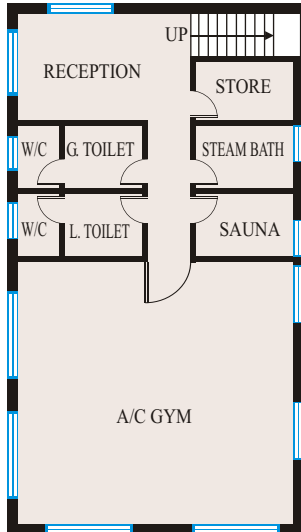
1. Landscaped gardens
2. Fully equipped children's playground
3. Cement Concrete Roads and lighting
4. Generator Backup facility for common areas and houses
5. Complete Under-ground electrical cabling
6. Club house
 - a. Air-conditioned TV room with mini theatre / conference room
 - b. Air-conditioned gym
 - c. Steam bath and sauna
 - d. Separate games room, table tennis room and pool room.
 - e. Business center with computers, high speed internet connections, fax machines, laser printers, photocopiers and STD & ISD facilities.
 - f. Swimming pool
 - g. Tennis court, Basket Ball court, Badminton court
 - h. Air-conditioned study room and library
7. Separate block having the following amenities
 - a. Super Market / Grocery
 - b. Coffee Shop
 - c. Pharmacy
 - d. Laundry and Ironing Facilities
8. Security
 - a. Completely compounded
 - b. CCTV to security room for effective surveillance
 - c. 24 hrs security
 - d. EPABX connecting the houses and security room
 - e. Panic Buzzer from each house to security room





CLUB HOUSE

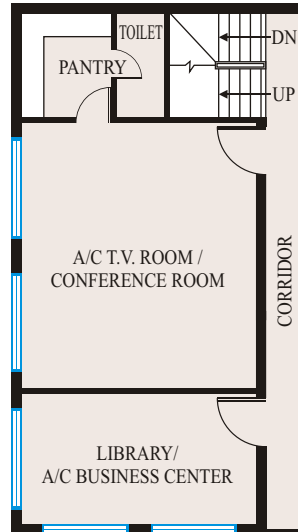
LOWER GROUND FLOOR PLAN



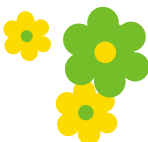
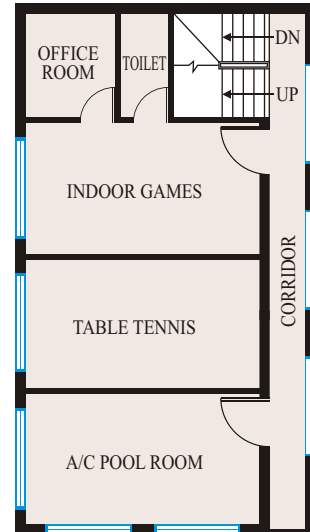
UPPER GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

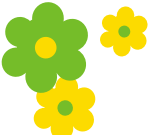


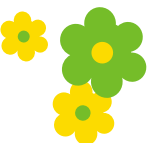
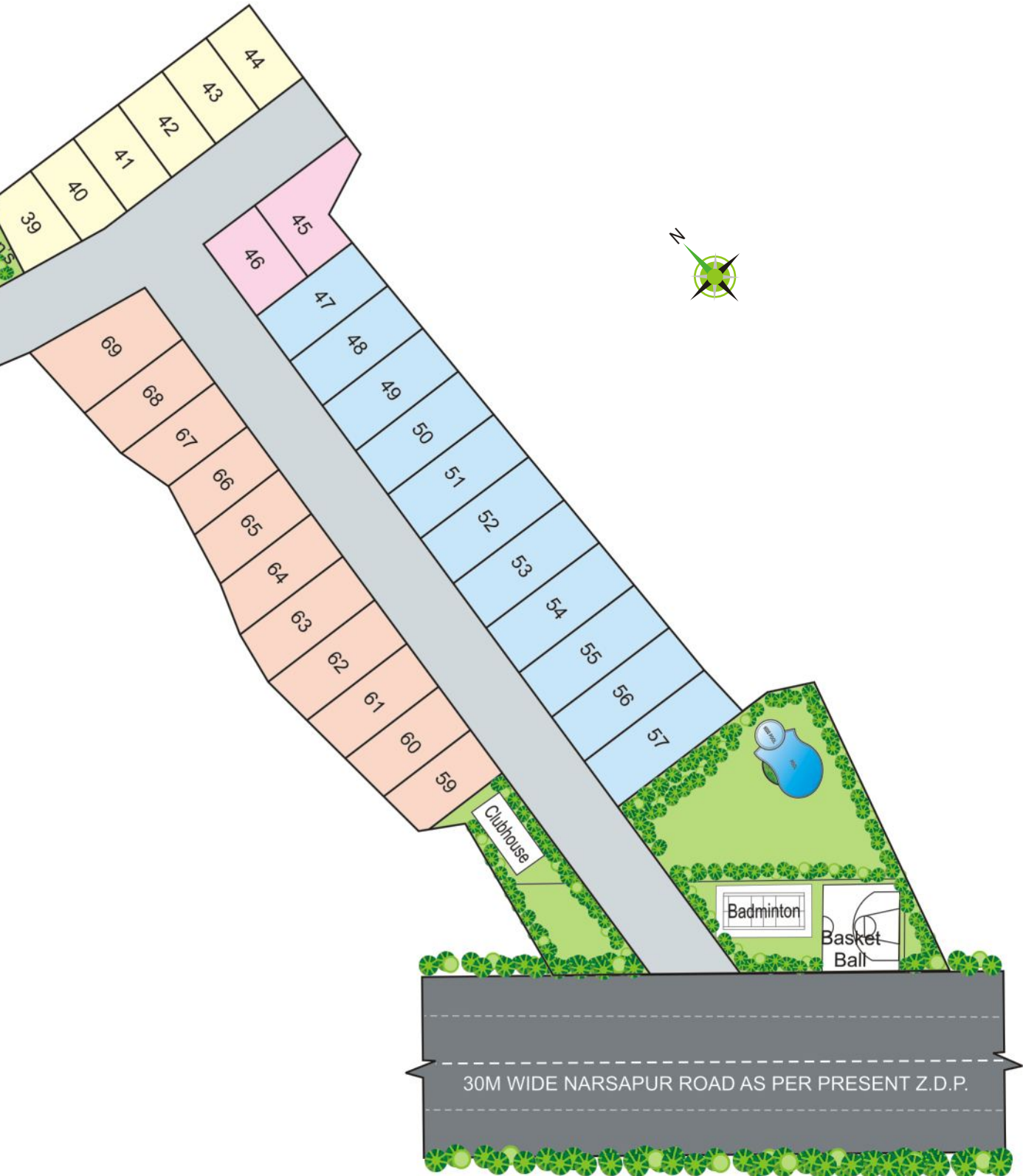
LAYOUT PLAN



- EAST FACING
- WEST FACING
- NORTH FACING
- SOUTH FACING

Plot Nos	Area (Sq.Yds.)	Plot Nos	Area (Sq.Yds.)	Plot Nos	Area (Sq.Yds.)	Plot Nos	Area (Sq.Yds.)
1	209	18	183	35	231	52	227
2	256	19	183	36	249	53	228
3	216	20	183	37	262	54	228
4	209	21	183	38	280	55	229
5	208	22	183	39	141	56	232
6	178	23	183	40	141	57	266
7	194	24	183	41	159	59	184
8	194	25	183	42	165	60	198
9	203	26	183	43	174	61	213
10	208	27	183	44	184	62	228
11	194	28	183	45	256	63	208
12	187	29	183	46	189	64	184
13	176	30	183	47	220	65	168
14	174	31	278	48	220	66	168
15	183	32	265	49	221	67	176
16	190	33	226	50	221	68	212
17	183	34	229	51	226	69	292

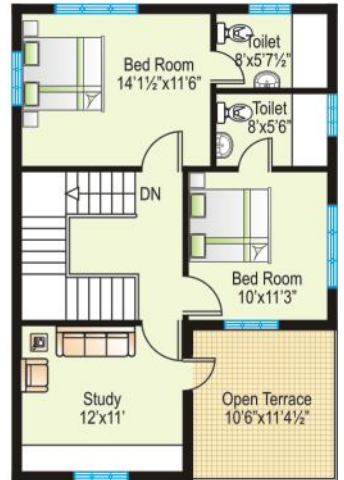




EAST FACING



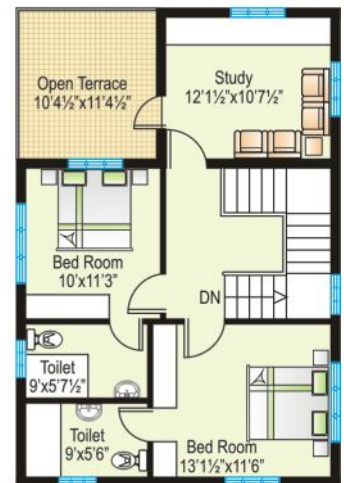
Total No. : 32
 Area : 168-292 Sq. Yds.
 Built-up Area : 1490 Sft.



WEST FACING



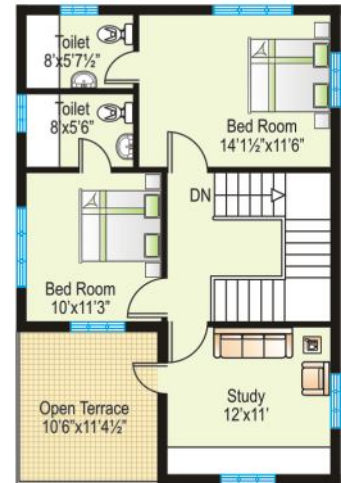
Total No. : 28
 Area : 183-280 Sq. Yds.
 Built-up Area : 1494 Sft.



NORTH FACING



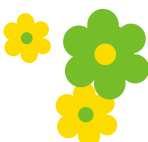
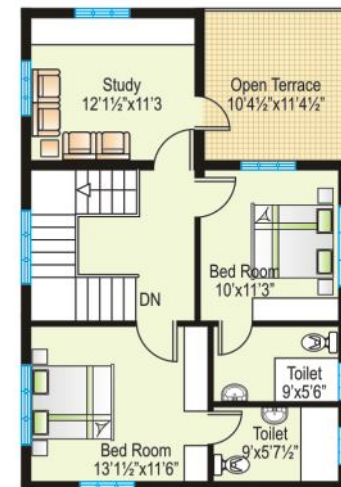
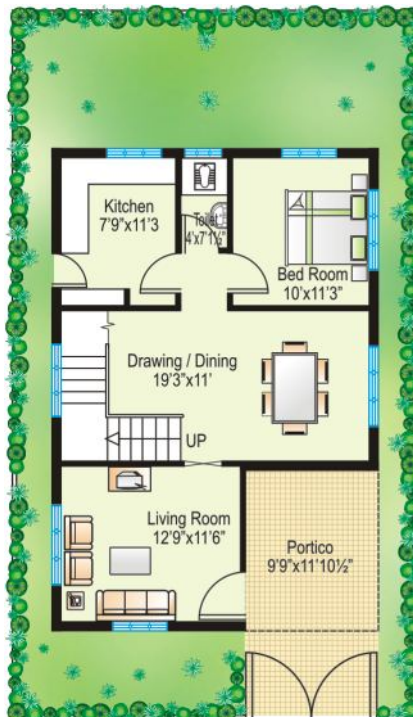
Total No. : 2
 Area : 189-256 Sq. Yds.
 Built-up Area : 1490 Sft.



SOUTH FACING (WITH EAST ENTRANCE TO HOUSE)



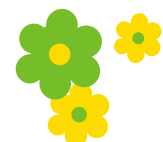
Total No. : 6
 Area : 141-184 Sq. Yds.
 Built-up Area : 1494 Sft.



SPECIFICATIONS

Item	Luxury
Structure	RCC Framed Structure
Walls	Solid Blocks / Table brick
Lofts	Lofts provided in kitchen and bedrooms
Flooring	Marble with Tinoxide Polish / Ceramic in Kitchen
Windows	Powder coated aluminium windows with Mosquito Mesh and grills
Doors	Teak wood frames All Doors - Moulded Doors
Staircase	Wooden Railing
Toilets	Designer tiles - Dado upto door height C.P. Fittings - Marc or equivalent Provision for washing machine Sanitary - Parryware (Cascade) or equivalent Bath tub in master bed room
Kitchen	Granite slabs platform with matching granite dado Stainless steel sink with drain board Loft tank in Kitchen
Painting	OBD with lappum - internal walls Exterior Emulsion on exterior walls Enamel Paint for all woodwork
Electrical	Concealed wiring with A/c point in master Bedroom, Modular switches Concealed TV & Telephone points, DB's with MCB's isolators
Plumbing	Concealed PVC / GI Pipes of good quality
Water Supply	Borewell water Drinking water in kitchen (R-O plant)
Generator	Generator backup of 1KVA per house
Fire Safety	Smoke detectors and fire extinguishers in each house

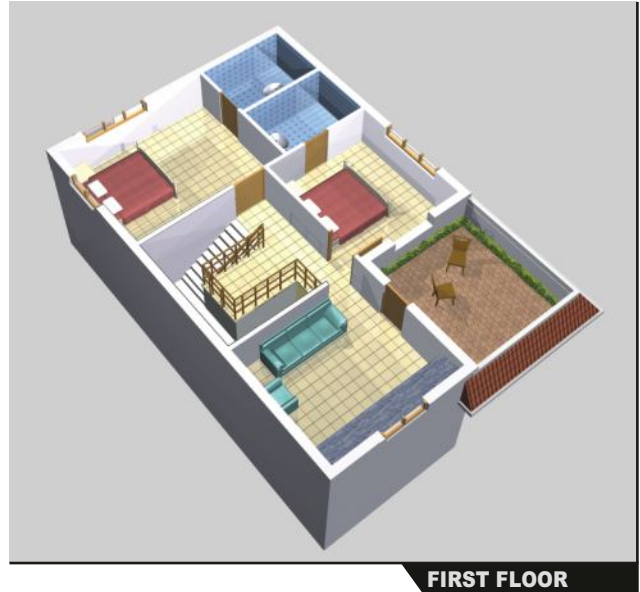
NOTE: Final specifications may be subject to minor changes.



INTERIOR VIEW



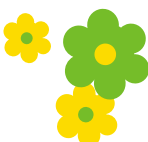
GROUND FLOOR



FIRST FLOOR

FAQ

1. How many houses are being made?	68 houses.
2. Can the design of the houses be changed?	No changes in elevation are permitted. Minor internal changes can be carried out.
3. Will a buyer be a member of the Club House?	Yes. All the occupants will be members of the Club house and will be entitled to use the facilities of the Club house. No outsiders will be permitted to use the facilities.
4. What are the maintenance charges for the common facilities?	The maintenance charges shall be about Rs. 1,200/- to Rs. 1,500/- per month for maintenance of common areas and Club house. Maintenance charges shall be payable from date of completion of the respective houses. A maintenance contribution to the association of Rs. 25,000/- will be payable at the time of taking possession. This amount will go to create a corpus fund for maintenance.
5. Who will maintain the common facilities?	An association of the owners of houses will be formed to look after the common facilities & clubhouse. Duly elected members shall run the association. However, the builder shall help the association maintain the common facilities for the first year. The builder shall also help the association appoint agencies for house keeping, security and other services.
6. Have the approvals been obtained?	Approval from the Hyderabad Urban Development Authority (HUDA) has been obtained.
7. Will any commercial activity be permitted?	No commercial activity will be allowed within the housing colony.
8. What are the other charges?	All charges apart from registration charges, VAT and service tax are included in our pricing. Charges for additions/ alterations from standard specifications shall be extra.
9. How do I obtain a housing loan?	Most purchasers, if eligible, can obtain housing loans of about 85% of total sale consideration including registration charges. The customer may approach us for completing home loan procedures. The purchaser can also approach the bank directly and obtain a sanction.
10. How do I book a house?	Residents of Hyderabad are advised to visit our office. Booking can be made at our head office by payment of Rs. 25,000/- and signing the booking form. NRIs or residents from other parts of India can apply using the booking request form provided on our website and transferring Rs. 25,000/- to our bank account. On receipt of the booking request form & payment, we shall confirm the booking by email. Please note that bookings are on a first-come-first-serve basis. We will not hold or block any house without receiving the booking amount. Formal receipts will be issued for all payments made.



OUR OTHER RESIDENTIAL PROJECTS

'Harmony Homes' at Aliabad, Shamirpet is a layout of 67 independent homes.

'Splendour' located near Gajularamaram, near Kukatpally has about 410 luxury apartments.

'Emerald Heights' is an apartment project with 829 luxury apartments located at Pocharam (Near Singapore City).

'Emerald Park' is a large integrated township located at Pocharam (Near Singapore City) comprising of 252 independent houses.

'Palm Springs' located at Kompally has 118 ultra-luxury apartments with an exclusive clubhouse and other amenities.

'Golden Palms' is a large integrated township located at Ameenpur (Near BHEL) consisting of 131 independent houses.

'Sunshine Park' located at Ghatkesar (Near Singapore City), has about 184 independent homes.

'Silver Springs' is a large apartment project consisting of 630 luxury & super deluxe apartments along with amenities located at Quthbullapur, near Balanagar.

'Elegance' 750 luxury apartments at Gajularamaram, Kukatpally.

'Golden County' 395 luxury villas gated community at Rampally.

'Serene Park' 475 apartments located at Ghatkesar.

'Edifice' 2000 luxury apartments at Shambupur, Near Bachupally.

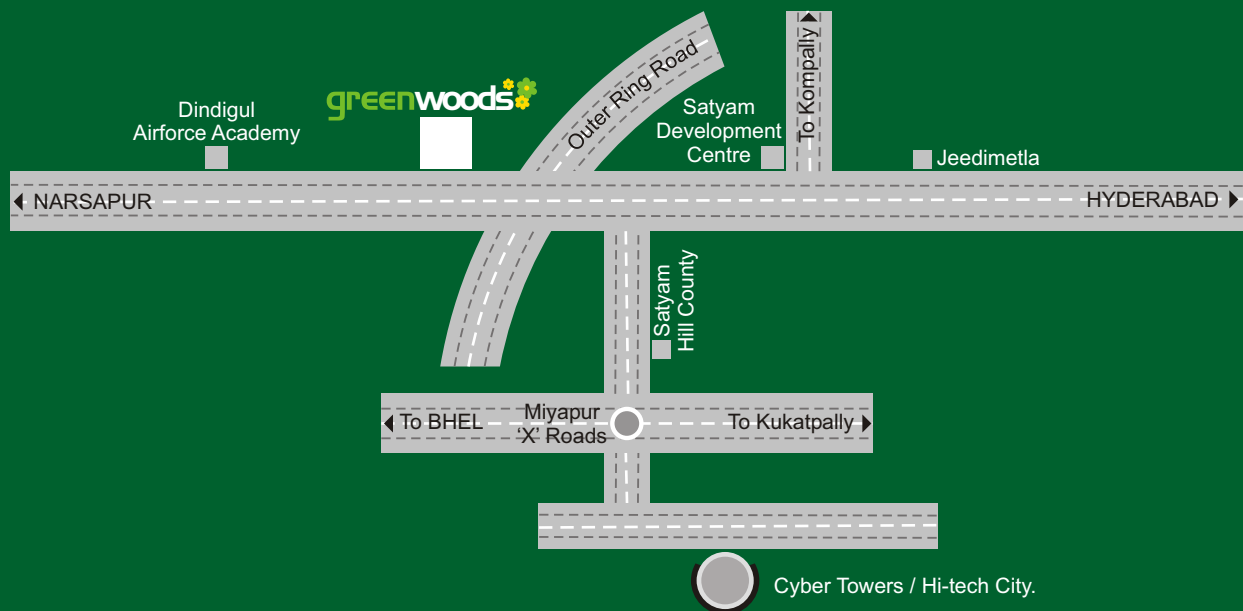
'Sterling' 92 Ultra Luxury Villas and 755 Luxury Apartments at Gundla Pochampally.

'Pinewood Homes' 645 independent homes located at Aushapur.

'Greenville Homes' 177 luxury villas & 365 apartments located in HADA area near the International airport.

'Golden Meadows' 360 weekend homes located at Bibinagar, Ghatkesar.

New projects also planned at various other areas in and around Hyderabad. Please visit our website www.modibuilders.com for latest information.



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Modi Builders & Realtors Pvt. Ltd.

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