



SPECIFICATIONS

Structure	RCC
Walls	4"/6" Solid Cement blocks
External painting	Exterior emulsion
Internal painting	Smooth finish with OBD
Flooring - Drawing & Dining	Ceramic Tiles/Marble Slabs
Flooring - Bedroom	Ceramic Tiles/Marble Tiles
Door Frames	Wood (Non-teak)
Doors	All doors - Panel
Electrical	Copper wiring with modular switches
Windows	Powder coated aluminum sliding windows with grills
Bathroom	Designer ceramic tiles with 7" dado
Sanitary	Roast or similar make
CP fittings	Branded CP fittings
Kitchen platform	Granite tiles, 2 ft ceramic tiles dado, SS sink
Plumbing	GI & PVC Pipes
Lofts	Lofts in each bedroom & kitchen

*SELECT ALTERATIONS SHALL BE PERMITTED AT EXTRA COST.

NOTE: Specifications / Plans subject to change without prior notice.

- Note:
1. Changes to external appearance and colour shall not be permitted.
 2. Fixing of grills to the main door or balconies shall not be permitted.
 3. Change of doors or door frames shall not be permitted.
 4. Changes in walls, door positions or other structural changes shall not be permitted.
 5. Only select alterations shall be permitted at extra cost.
 6. RCC lifts and shelves shall not be provided.
 7. Specifications / plans subject to change without prior notice.

LOCATION PLAN



- 10 minutes drive from ECIL X Roads - 5 Kms.
- 15 minutes drive from Neredmet X Roads - 9 Kms.
- 30 minutes drive from Secunderabad (Jubilee Bus Station) - 15 Kms.
- Next to Shilpa Layout.
- Connected by 100 ft. main road through a well developed HUDA layout (1 km. from the main road).

Promoted by :
BHARGAVI DEVELOPERS
 Kushaiguda, Hyderabad.
MODI PROPERTIES & INVESTMENTS PVT. LTD.,
 M. G. Road, Secunderabad.
GANGWAL ASSOCIATES
 Jubilee Hills, Hyderabad.

Owned & Developed by :
PARAMOUNT BUILDERS & BHARGAVI DEVELOPERS
 Architects & Structural Engineers :
PRASAD ASSOCIATES
 Phone : 040-27740550 / 27740244.

Marketed by :



Head Office :
 5-4-187/384, II Floor, M.G. Road,
 Secunderabad - 500 003.
 Phone : +91-40-66335551,
 Fax : +91-40-27544058.

Site Office :
 Sy.No. 176, Nagaram, Keesara Mandal,
 Hyderabad - 500 083.
 Phone : +91-40-64537111.

Visit us at : www.modiproperties.com



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PROMOTERS TRACK RECORD

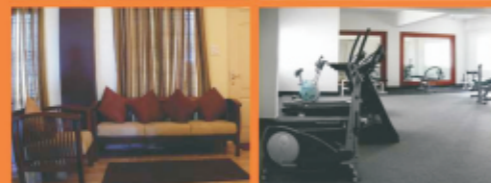
- 40' Years Track Record
- 30' Lakh sqt. of Construction completed
- 20' Projects successfully completed
- 100' Shops & Offices completed
- 250' Villas Completed
- 2,000' Flats completed

AMENITIES

- 8,000 sqt. Club House with:
 - Swimming Pool
 - Banquet Hall with Project TV
 - Recreation Room with Pool and IT table
 - Library
 - Fully Equipped Gym
- Children's park
- Landscaped gardens
- Sports facilities
- Backup generator for lifts & common lighting
- Backup generator for one light and fan in each flat
- Paved roads and street lighting
- 24 Hrs security

SALIENT FEATURES

- Plans approved by HUDA
- Clear Title
- 260 Apartments on about 3.1 acres of land
- 1, 2, & 3 bedroom flats from 515 sqt. to 1,600 sqt.
- Choice of semi-deluxe & deluxe apartments
- 24 hrs water supply through borewell
- Separate drinking water connection in kitchen
- 200 ltrs. loft tank in each apartment
- Housing loans available
- Rain water harvesting implemented
- Pollution free environment
- Eco-friendly development - 60% open area
- Ready to Occupy
- Design as per Vaasthu
- No shops or offices within the site
- Well developed residential locality with several layouts and independent houses



LAYOUT PLAN



ELEVATION PHOTOGRAPH

OUR OTHER PROJECTS

CURRENT PROJECTS



NILGIRI HOMES
Roorkey, Rohtak, Haryana
90 Villas & Tower Houses
on 6.5 acres of land



BLOOMDALE
Sharnpur, Haryana
72 Bungalows
on 5 acres of land



VILLAS AT SILVER CREEK
Nagaria, Chandigarh,
Haryana
44 Villas on 5 acres of land



GULMOHAR GARDENS
Mallapur, Haryana
305 Flats on 5 acres of land



SILVER OAK BUNGALOWS Phase II
Chandigarh, Haryana
85 Duplex bungalows on 10 acres of land



MAYFLOWER HEIGHTS
Mallapur, Haryana
280 Flats on 4 acres of land



GREENWOOD RESIDENCY
Koruk, Patna, Bihar
348 Flats on 6 acres of land

COMPLETED PROJECTS



MAYFLOWER PARK
Naraina, Haryana
350 Flats on 4.8 acres of land



GREENS TOWERS
Bhatnagar, Haryana
80,000 sqt. office space



SILVER OAK BUNGALOWS Phase I & II
Chandigarh, Haryana
100 Duplex bungalows on 10 acres of land



SILVER OAK APARTMENTS
Chandigarh, Haryana
120 Flats on 1 acre of land