

Other Projects

Apartments

- 'EMERALD HEIGHTS' is a luxury apartment project with 510 apartments located at Pocharam (near Singapore township) & Infosys SEZ.
- 'PARADISE' is a luxury apartment project with 427 apartments located at Hayathnagar, near L.B. Nagar.
- 'ELEGANCE' is a luxury apartment project with 777 apartments located at Gajularamaram, near Kukatpally.
- 'STERLING HEIGHTS' is a luxury apartment project with 648 apartments located at Gundla Pochampally, near Kompally.
- 'SERENE PARK' 570 apartments located at Ghatkesar, near Singapore township & Infosys SEZ.
- 'LOTUS HOMES' is a luxury apartment project with 522 apartments located at Bandlaguda, near Nagaram.
- 'EDIFICE' is a luxury apartment project with 611 apartments located at Mallampet, near Bachupally, close to Miyapur, Hi-tech city.
- 'LAKEVIEW' is a luxury apartment project with 371 apartments, Shopping center and Commercial development at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.
- 'THE NEST' is a luxury apartment project with 47 apartments located at Kongarkalan, near TCS Adibatla.
- 'CELESTIA TOWERS' is a luxury apartment project with 735 apartments located at pocharam, Infosys Campus.

- 'LAKESHORE RESIDENCY' is a luxury apartment project with 1078 apartments, shopping complex at Laxmiguda, IRR road- Airport road.
- 'ELITE HOMES' is a luxury apartment project with 917 apartments located at Ghatkesar.
- 'HILL SIDE RESIDENCIES' is a luxury apartment project with 450 apartments located at Mallampet near Bachupally.
- 'GARDENIA' is a luxury apartment project with 1532 apartments located at Pashmylaram, near Isnapur.

Plots / Villas

- 'PINEWOOD HOMES' 560 open plots located at Aushapur, near Ghatkesar.
- 'GOLDEN COUNTY' 137 luxury villas located at Rampally, near Singapore township & Infosys SEZ.
- 'GOLDEN COUNTY ANNEXE' 276 luxury villas located at Rampally, near Singapore township & Infosys SEZ.
- 'GOLDEN MEADOWS' 550 open plots located at Bibinagar, Ghatkesar.

Commercial

- 'LAKESHORE PLAZA' is a shopping complex located at Laxmiguda, IRR Road- Airport Road.

● New projects planned across Hyderabad

Site office:



S.Nos. 63P, 64P, 65P, 66, 67P, 68P, 69P
Shambipur Village, Dundigal
Municipality, Dundigal/
Gandimaisam Mandal,
Medchal-Malkajgiri District.



RERA No.: P02200003277

Project by:



4th floor, Ashoka Hi-Tech chambers, 8-2-120/76/1/B/16,17,18, Road No.2
Banjarahills, Hyderabad-500 034.

Ph: 040-6633 3111, 6633 6633

www.modibuilders.com, E-mail : sales@modibuilders.com

Project by:



'Esteem' is a luxury apartment project with state of the art amenities and recreational facilities spread over an area of about 5.57 acres. The project consists of premium apartments with superior specifications. Situated at Mallampet, near Bachupally close to Miyapur, Hitech city, 'Esteem' is extremely well located

The project is being constructed by Modi Builders, a company with an excellent reputation for maintaining high standards and delivering quality housing at affordable pricing.

SALIENT FEATURES

- 934 residential apartments with luxury facilities
- Excellent Amenities and Sports facilities
- Approved by HMDA
- Well planned layout with good lighting, ventilation and vaasthu.
- Project approved by leading financial institutions
- Builders with an exemplary track record



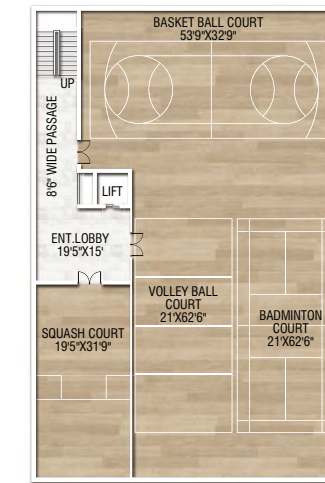
CLUB HOUSE FLOOR PLANS

Amenities

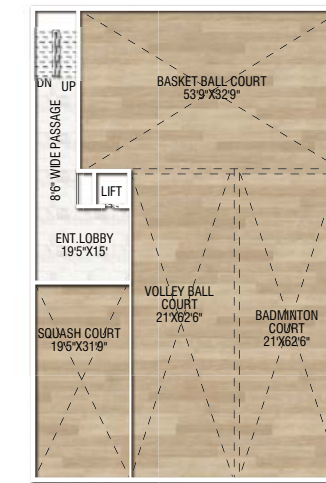
- Landscaped gardens
- Sports facilities
- Childrens playground
- Clubhouse
- 24 hrs security, CCTV
- Fire fighting equipment
- STP
- Solar Lighting for common areas and LED's
- Two cellars for parking

CLUB HOUSE

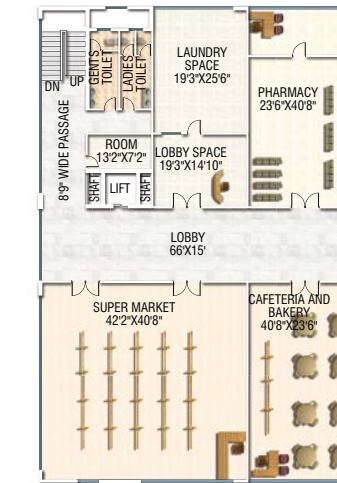
- Super Market/Grocery
- Cafeteria
- Laundry
- Business centre / Conference rooms
- Library
- Yoga / Aerobics
- Gymnasium
- Salon
- Swimming pool
- Indoor games / Pool room
- Guest rooms
- TV room
- Banquet hall
- Pharmacy
- Indoor badminton court



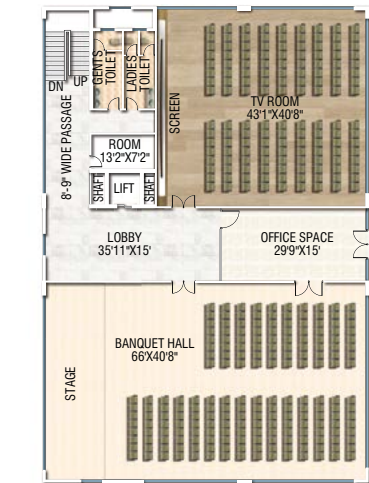
SUB-CELLAR FLOOR PLAN



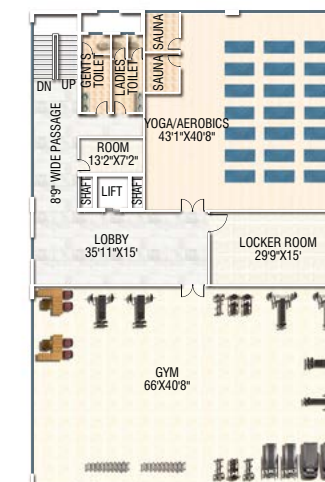
CELLAR FLOOR PLAN



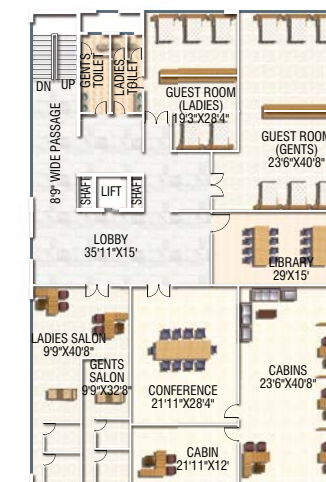
GROUND FLOOR PLAN



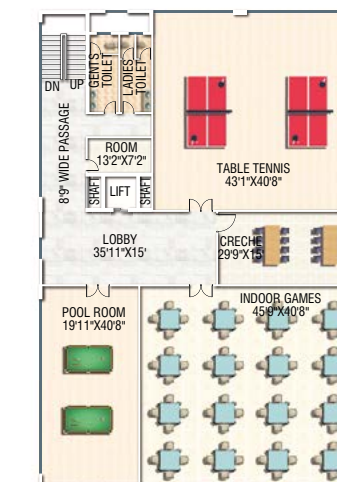
FIRST FLOOR PLAN



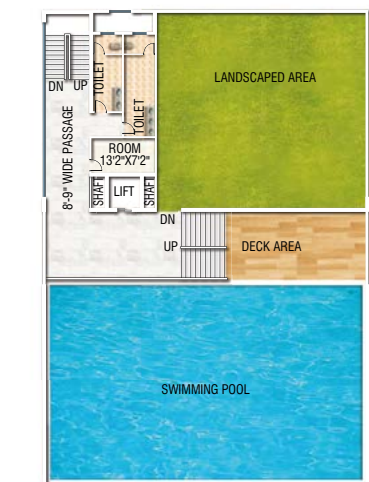
SECOND FLOOR PLAN



THIRD FLOOR PLAN



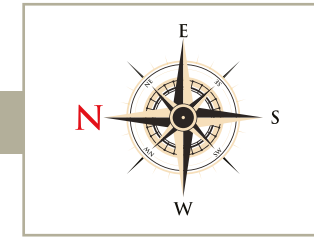
FOURTH FLOOR PLAN



TERRACE FLOOR PLAN

* Plans may be subject to alterations

Layout



BLOCK	Block - A1a	Block - A1b	Block - A2
FLAT No.'s	1-5, 13-23	6-12	24-40

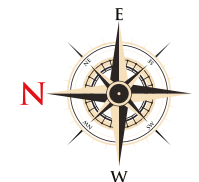
* Plans may be subject to alterations

Area Statement

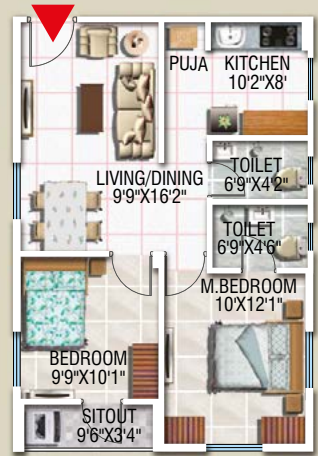
Block A1 Ground, First & Typical Floor Areas

Flat Nos.	1,9,20 (Typical floor)	10,11,12,13,21 (Typical floor)	2,3,4,5,6,7,8 (Ground & First)	2,3,4,5,6,7,8 (Typical floor)	19 (Typical floor)	14,15,22 (Typical floor)	16,17,18,23 (Ground & First)	16,17,18,23 (Typical floor)
Type	East 3 BHK	West 3 BHK	East 2 BHK	East 2 BHK	East 2 BHK	West 2 BHK	North 2 BHK	North 2 BHK
Carpet area	833 Sft.	833 Sft.	569 Sft.	601 Sft.	569 Sft.	569 Sft.	571 Sft.	603 Sft.
External wall	54 Sft.	54 Sft.	46 Sft.	52 Sft.	46 Sft.	46 Sft.	46 Sft.	48 Sft.
Sit out	48 Sft.	48 Sft.	30 Sft.	96 Sft.	30 Sft.	30 Sft.	28 Sft.	98 Sft.
Built up area	935 Sft.	935 Sft.	645 Sft.	749 Sft.	645 Sft.	645 Sft.	645 Sft.	749 Sft.
Common area	309 Sft.	309 Sft.	213 Sft.	247 Sft.	213 Sft.	213 Sft.	213 Sft.	247 Sft.
Super Built up area	1244 Sft.	1244 Sft.	858 Sft.	996 Sft.	858 Sft.	858 Sft.	858 Sft.	996 Sft.
No. of flats	39	65	14	77	13	38	08	44
FLATS	G1 TO 1201 G9 TO 1209 G20 TO 1220	G10 TO 1210 G11 TO 1211 G12 TO 1212 G13 TO 1213 G21 TO 1221	G2 TO 102 G3 TO 103 G4 TO 104 G5 TO 105 G6 TO 106 G7 TO 107 G8 TO 108	202 TO 1202 203 TO 1203 204 TO 1204 205 TO 1205 206 TO 1206 207 TO 1207 208 TO 1208	G19 TO 1219	G14 TO 1214 G15 TO 1215 122 TO 1222	G16 TO 116 G17 TO 117 G18 TO 118 G23 TO 123	216 TO 1216 217 TO 1217 218 TO 1218 223 TO 1223

A1 Typical floor plan



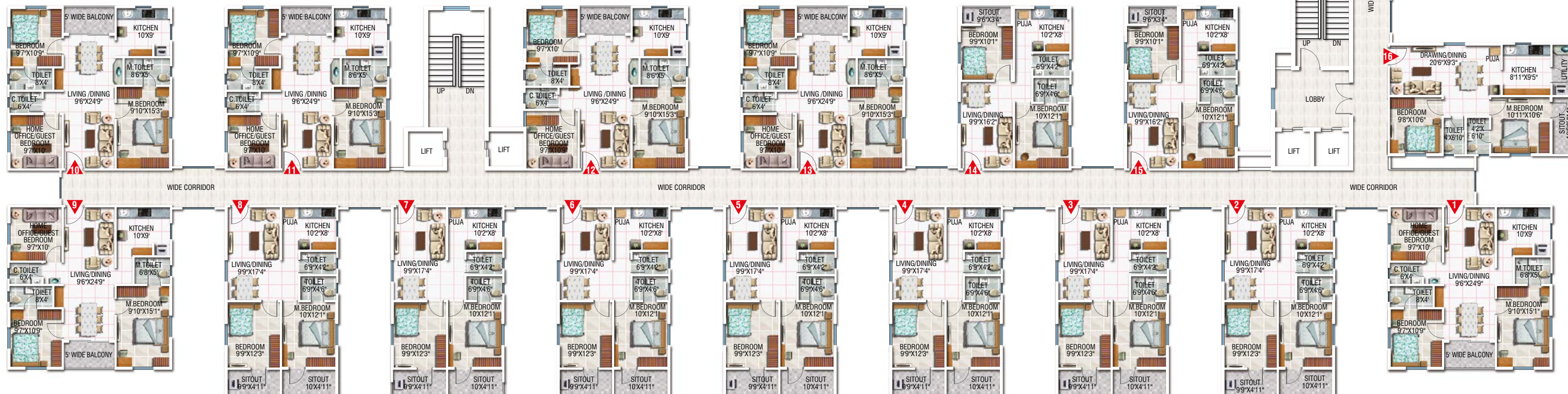
A1 Ground and First floor plan



EAST FACING
Flat No.s - 2, 3, 4, 5, 6, 7, 8



NORTH FACING
Flat No.s - 16, 17, 18, 23



* Plans may be subject to alterations

A2 Ground and First floor plan



WEST FACING
Flat No.s -
33, 34, 35, 36, 37, 38, 39

NORTH FACING
Flat No.s -
24, 25

A2 Typical floor plan

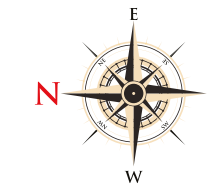


* Plans may be subject to alterations

Area Statement

Block A2 Ground, First & Typical Floor Areas

Flat Nos.	24, 25 (Ground & First)	24, 25 (Typical floor)	28, 29, 30, 31 (Typical floor)	32, 40 (Typical floor)	26, 27 (Typical floor)	33,34,35, 36,37,38,39 (Ground & First)	33,34,35, 36,37,38,39 (Typical floor)
Type	North 2 BHK	North 2 BHK	East 3 BHK	West 3 BHK	East 2 BHK	West 2 BHK	West 2 BHK
Carpet area	571 Sft.	603 Sft.	833 Sft.	833 Sft.	569 Sft.	569 Sft.	602 Sft.
External wall	46 Sft.	48 Sft.	54 Sft.	54 Sft.	46 Sft.	46 Sft.	51 Sft.
Sit out	28 Sft.	98 Sft.	48 Sft.	48 Sft.	30 Sft.	30 Sft.	96 Sft.
Built up area	645 Sft.	749 Sft.	935 Sft.	935 Sft.	645 Sft.	645 Sft.	749 Sft.
Common area	213 Sft.	247 Sft.	309 Sft.	309 Sft.	213 Sft.	213 Sft.	247 Sft.
Super Built up area	858 Sft.	996 Sft.	1244 Sft.	1244 Sft.	858 Sft.	858 Sft.	996 Sft.
No. of flats	04	22	52	26	26	14	77
FLATS	G24 TO 124 G25 TO 125	224 TO 1224 225 TO 1225	G28 TO 1228 G29 TO 1229 G30 TO 1230 G31 TO 1231	G32 TO 1232 G40 TO 1240	G26 TO 1226 G27 TO 1227	G33 TO 1233 G34 TO 1234 G35 TO 1235 G36 TO 1236 G37 TO 1237 G38 TO 1238 G39 TO 1239	233 TO 1233 234 TO 1234 235 TO 1235 236 TO 1236 237 TO 1237 238 TO 1238 239 TO 1239



WHY MODI BUILDERS

Price : For same quality, amenities and specifications, prices are lower

- We have no investors and none of our projects are on development. All land is owned by the company, eliminating landowner/ Investor profits.
- Construction is directly carried out by us thereby keeping construction costs under control.
- Purchase input materials cheaper due to multiple projects and economies of scale.
- Purchase of larger tracts of land at reasonable prices.

Quality : Best quality of construction for specifications promised

- Management is involved in planning and execution.
- Products used are made by reputed companies.
- Experience in managing large projects and delivering good quality

Amenities : All projects have excellent amenities

- Pioneers in Hyderabad in introducing the concept of amenities in housing projects of all cost categories.
- Projects are always planned over vast land areas giving space for providing facilities such as playgrounds, gardens and open spaces.
- Amenities ensure a great quality of life for entire family and especially children. Clubhouses are always planned in every project.

Permissions & Title : Correct permissions and sales are done after sanction

- Title is perfect with no litigation of any nature.
- All projects are sanctioned by HMDA/ GHMC and have all other clearances.
- Projects are registered with the RERA authorities as per requirements.
- Strict adherence to sanction plans and without any deviations.

Timely Delivery & Customer Service

- Delivery as per dates mentioned in agreements and committed at the time of sale
- Assurance on transparency and professional customer service

SPECIFICATIONS



STRUCTURE:
RCC framed structure.



WALLS:
Solid cement blocks.



FLOORING:
Vitrified flooring.



WINDOWS:
UPVC windows with mosquito mesh and M.S. grills.



DOORS:
Teak wood frames with skin doors.



PAINTING:
Internal finish lappam with OBD.
External texture finish. Enamel paint on doors.



ELECTRICAL:
Concealed wiring. Modular switches.



TOILETS:
Ceramic tiles up to door height.
Good quality sanitary / CP fittings.



PLUMBING:
Good quality PVC / CPVC pipes.



WATER SUPPLY:
Bore well water. Individual R.O in kitchen.



GENERATOR:
Generator backup for lift, pumps and common areas lighting.
Generator backup for each apartment for lights & fans.



SECURITY:
24 hours security service. CCTV surveillance.



FIRE SAFETY:
Smoke detectors in each flat. Fire fighting equipment.



PARKING:
Cellar parking

Note : This brochure is only 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.

DISCLAIMER: The information herein i.e. specifications, designs, dimensions etc. are subject to change without notifications as may be required by the relevant authorities or the assigned architect. This cannot be form an offer unless specially covered in the contract. Every care is taken in providing this information by the owner, the developer and the managers cannot be held liable for variations. All illustrations and pictures are artists impressions only.

Location plan



Location Advantages / Surrounding Developments :

- 0.5 km. to ORR
- 15 km. from Hitech city
- 8 km. from Kukatpally
- 21 km. to Gachibowli / Financial district
- Engineering colleges & schools like Oakridge, Silver Oak, Kennedy High, Chaitanya Junior college
- Close to Dr. Reddy's Research centre