

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.
- '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.
- 'ESTEEM' is a luxury apartment project with 934 apartments located at Mallampet near Bachupally.
- 'CELESTIA TOWERS' is a luxury apartment project with 385 apartments located at pocharam, Infosys Campus.

- 'LAKESHORE RESIDENCY' is a luxury apartment project with 1004 apartments, shopping complex at Laxmiguda, IRR road- Airport road.
- 'ELITE HOMES' is a luxury apartment project with 842 apartments located at Ghatkesar.
- 'HILL SIDE RESIDENCIES' is a luxury apartment project with 425 apartments located at Mallampet near Bachupally.
- 'GARDENIA' is a luxury apartment project with 1456 apartments located at Pashmylaram, near Isnapur.

Plots / Villas

- 'PINEWOOD HOMES' 560 open plots located at Aushapur, near Ghatkesar.
- 'GOLDEN COUNTY' 413 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:



SERENE PARK

Sy. No.96(P), 97(P), 98(P) & 99(P)
Ghatkesar Village, Ghatkesar Mandal,
Medchal-Malkajgiri District.



RERA No.: P02200002680

Project by:



Modi Builders

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

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Project by:



RERA No.: P02200002680



'Serene Park' is a luxury apartment project with state of the art amenities and recreational facilities spread over an area of about 3.6 acres. The project consists of premium apartments with superior specifications. Situated at Ghatkesar, near Infosys Campus, it is in close proximity to Raheja Mind space and other IT Parks.

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

- 570 residential apartments with luxury specifications
- 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

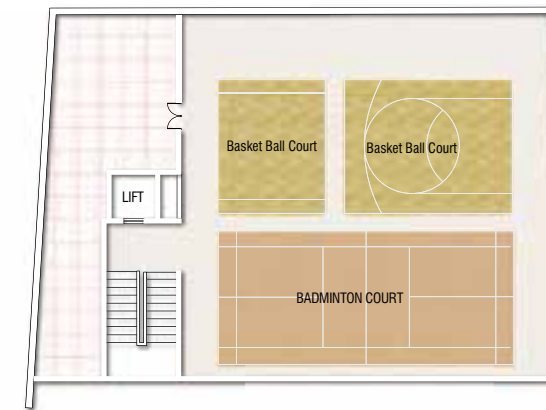
Amenities

- Landscaped gardens
- Sports facilities
- Playgrounds
- 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
- Pharmacy
- Laundry
- Business centre / Conference rooms
- Yoga / Aerobics
- Gymnasium
- Banquet hall
- Salon
- Swimming pool
- Indoor games / Pool room
- Guest rooms
- TV room
- Indoor badminton court

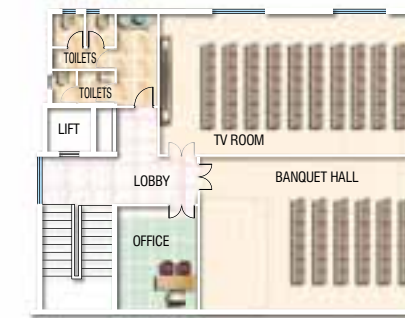
CLUB HOUSE FLOOR PLANS



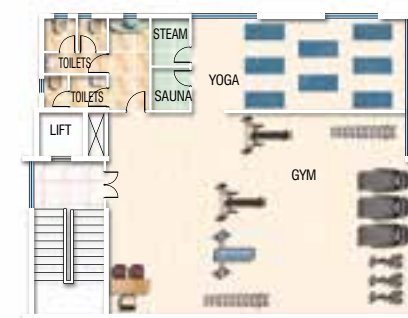
CLUB HOUSE CELLAR



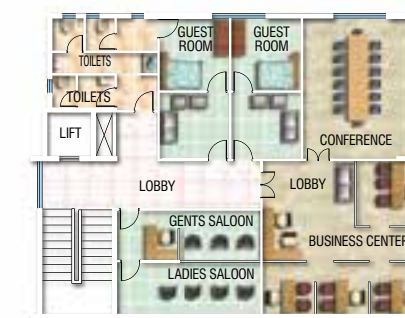
GROUND FLOOR PLAN



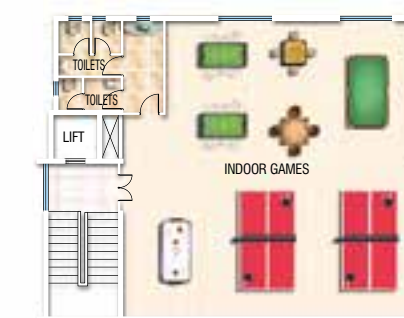
FIRST FLOOR PLAN



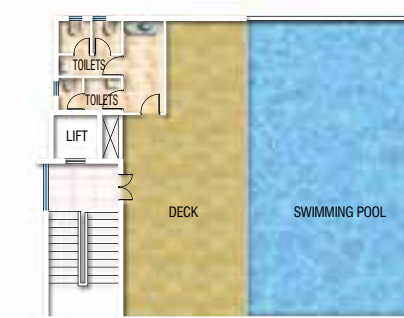
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



TERRACE FLOOR PLAN



* All plans may be subject to alterations

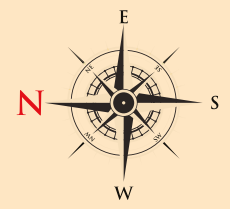
Layout plan



PHASE-II

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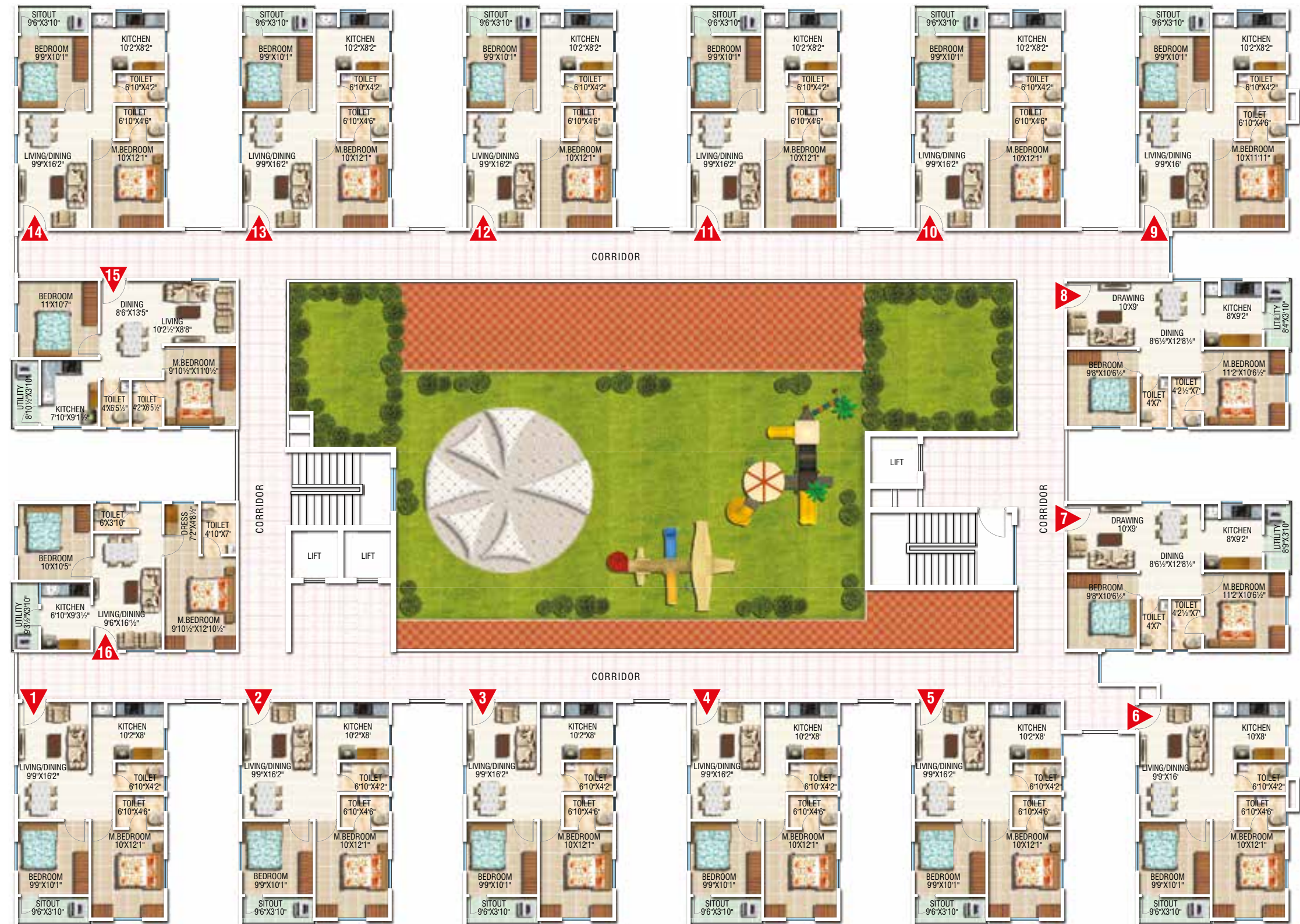




Typical floor plan Block-A

Area Statement

Flat No.	1 to 5	6	7	8	9	10 to 14	15	16
Type	East 2 BHK	North 2 BHK	North 2 BHK	North 2 BHK	West 2 BHK	West 2 BHK	East 2 BHK	West 2 BHK
Carpet area	567 Sft.	567 Sft.	570 Sft.	570 Sft.	567 Sft.	570 Sft.	574 Sft.	574 Sft.
External wall	46 Sft.	46 Sft.	46 Sft.	47 Sft.	46 Sft.	43 Sft.	40 Sft.	41 Sft.
Sit out	32 Sft.	32 Sft.	29 Sft.	28 Sft.	32 Sft.	32 Sft.	31 Sft.	30 Sft.
Built up area	645 Sft.	645 Sft.	645 Sft.	645 Sft.	645 Sft.	645 Sft.	645 Sft.	645 Sft.
Common area	260 Sft.	260 Sft.	260 Sft.	260 Sft.	260 Sft.	260 Sft.	260 Sft.	260 Sft.
Super Built up area	905 Sft.	905 Sft.	905 Sft.	905 Sft.	905 Sft.	905 Sft.	905 Sft.	905 Sft.
No. of flats	50	10	10	10	10	50	10	10



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ISOMETRIC VIEWS



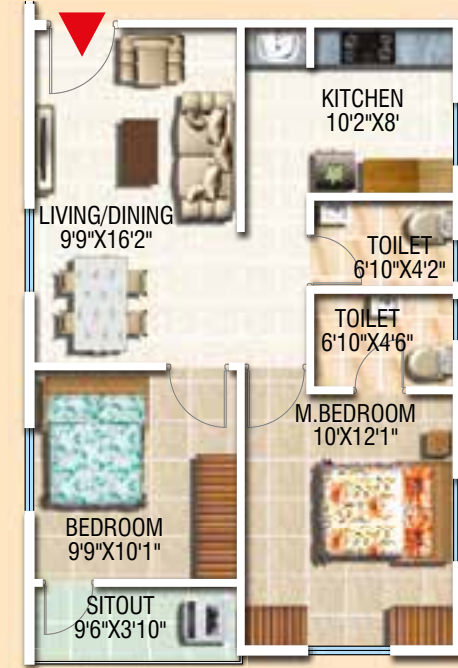
2 BHK, North face



2 BHK, West face

TYPICAL PLANS

East - flat no. 1, 2,3,4,5



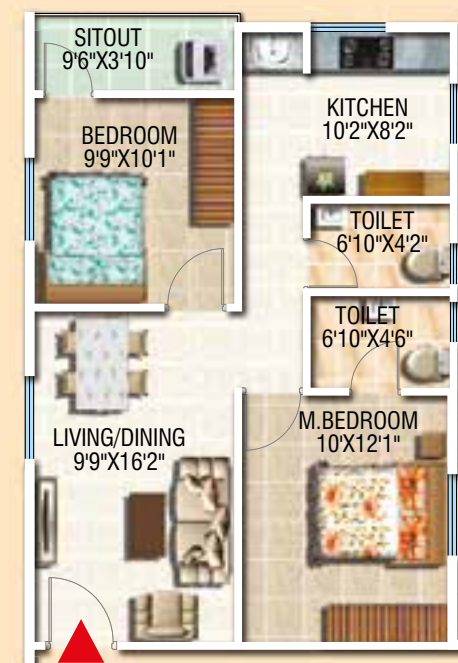
North - flat no. 7, 8



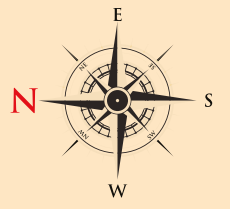
East - flat no. 15



West - flat no. 9,10,11,12,13,14



West - flat no. 16



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:
Powder coated aluminium with mosquito mesh and M.S. grills.



DOORS:
Teak wood frames with skin doors.



KITCHEN:
Granite slabs on kitchen platform. Stainless steel sink.



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. Provision for washing machine.



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.

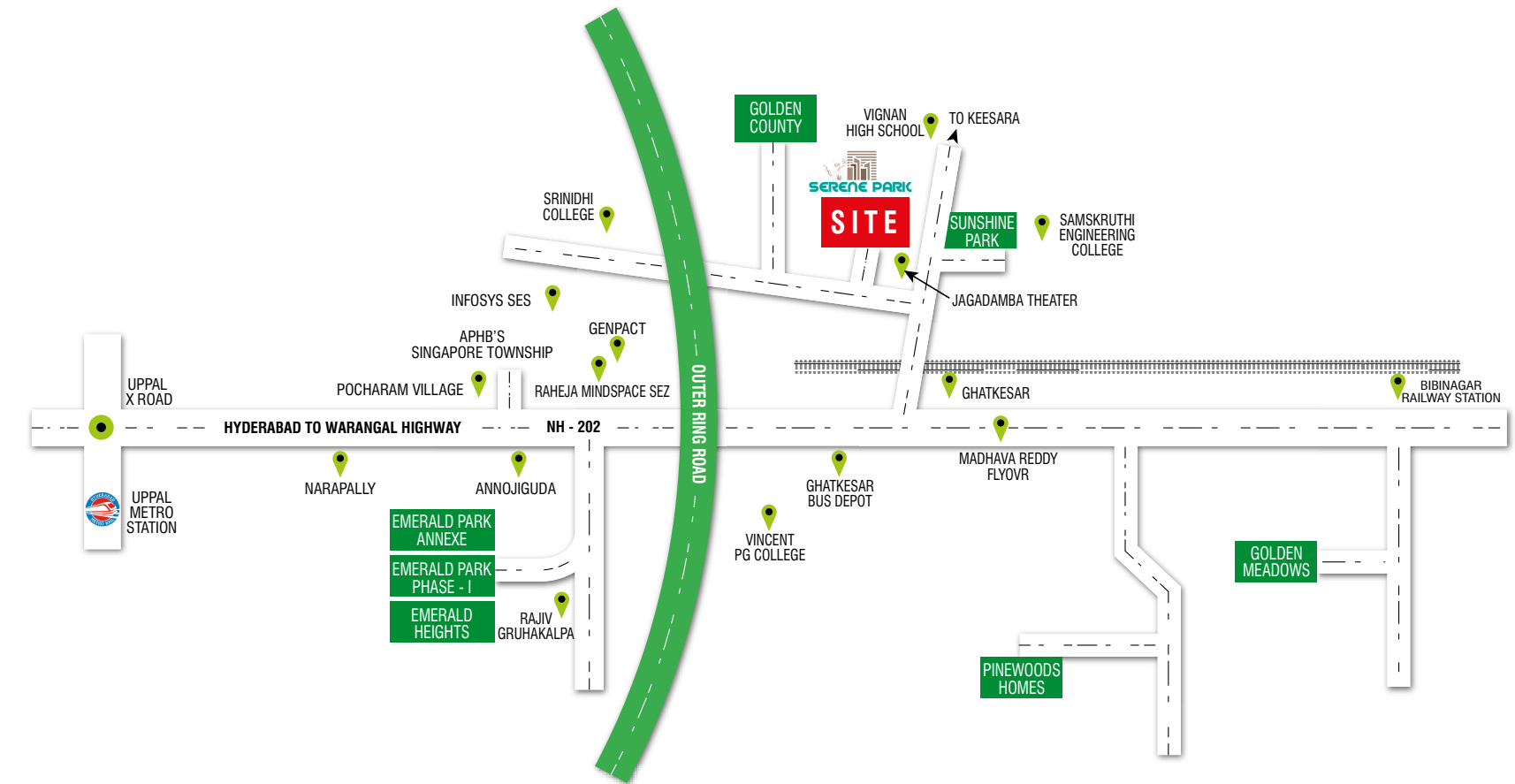


SECURITY:
24 hours security service. CCTV surveillance.



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

Location plan



Location Advantages / Surrounding Developments :

- About 5 km from Singapore township
- About 5 km of Raheja mindspace IT park
- About 5 km from Infosys campus
- Engineering colleges & schools
- Located in ITIR region
- 1 Km to outer ring road

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.