

## Apartments

- 'EMERALD HEIGHTS' is a luxury apartment project with 510 apartments located at Pocharam (near Singapore township) & Infosys SEZ.
- 'SERENE PARK' 570 apartments in phase-I and 842 apartments in phase-II at Ghatkesar, near Singapore township & Infosys SEZ.
- '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.

## Other Projects

- '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**

Project by:



**Modi Builders**

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Project by:





# PARADISE

**Paradise** is a premium apartment project with state of the art amenities and recreational facilities spread over an area of about 4 acres. The project consists of luxury apartments with superior specifications. Situated at Hayathnagar near L B nagar, **'Paradise'** 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

- 427 apartments over two phases. Phase 1 has 101 apartments and phase 2 has 326 apartments with luxury specifications
- Excellent amenities and sports facilities
- Approved by GHMC
- Well planned layout with good lighting and ventilation and vaasthu.
- Project approved by leading financial institutions
- Builders with an exemplary track record

### Amenities

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

### CLUB HOUSE

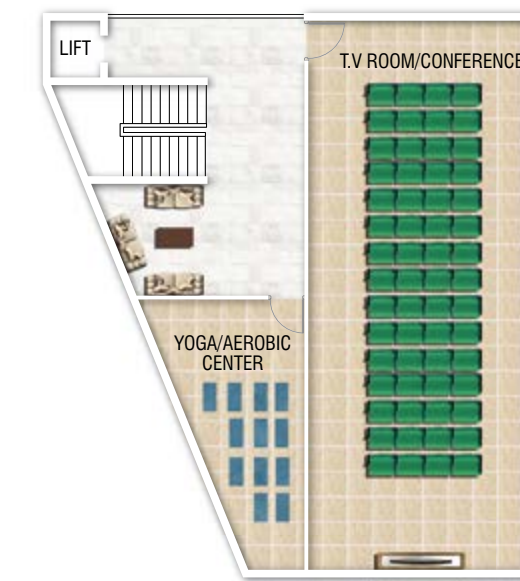
- Super Market/Grocery
- Cafeteria
- Laundry
- Business centre/Conference rooms
- Library
- Yoga/Aerobics
- Gymnasium
- Saloon
- Indoor games/Pool room
- Guest rooms
- TV room
- Swimming pool



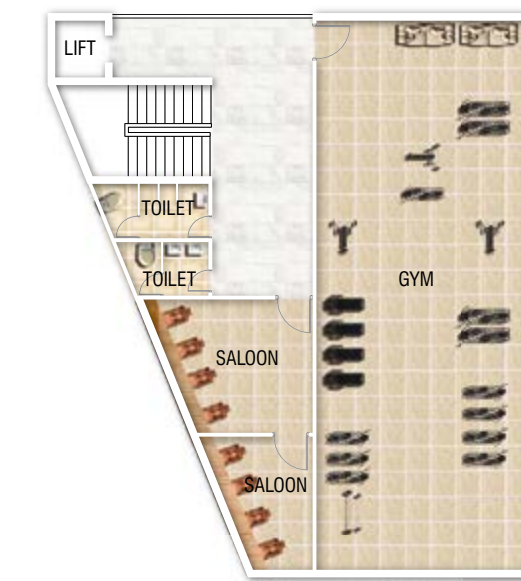
### CLUB HOUSE FLOOR PLANS



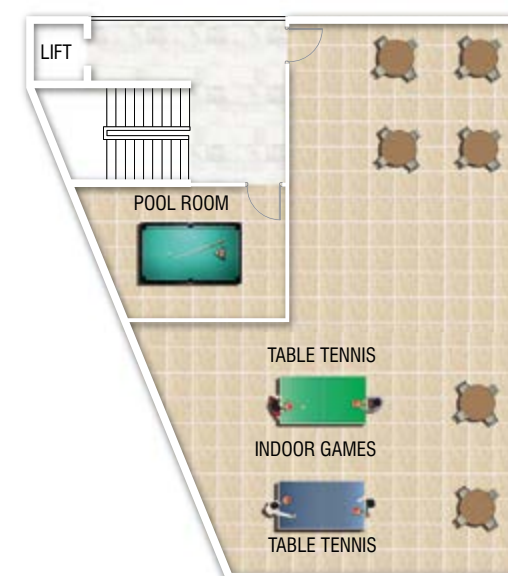
GROUND FLOOR PLAN



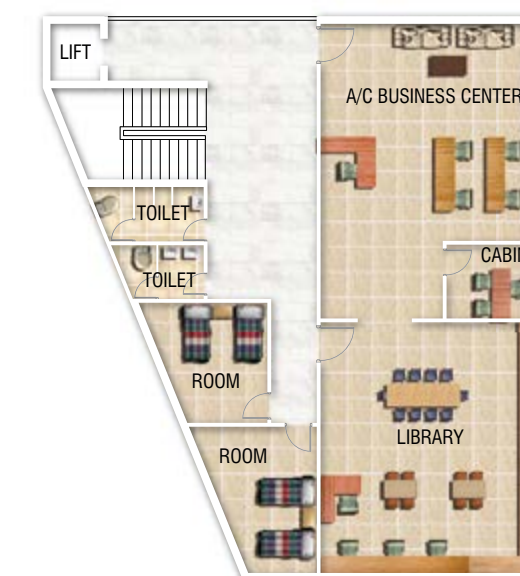
FIRST FLOOR PLAN



SECOND FLOOR PLAN

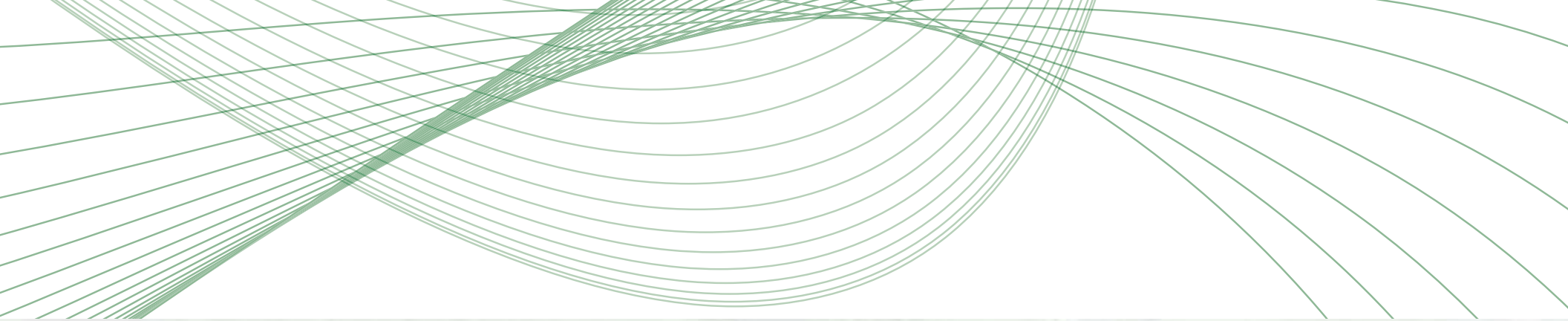


THIRD FLOOR PLAN



FOURTH FLOOR PLAN



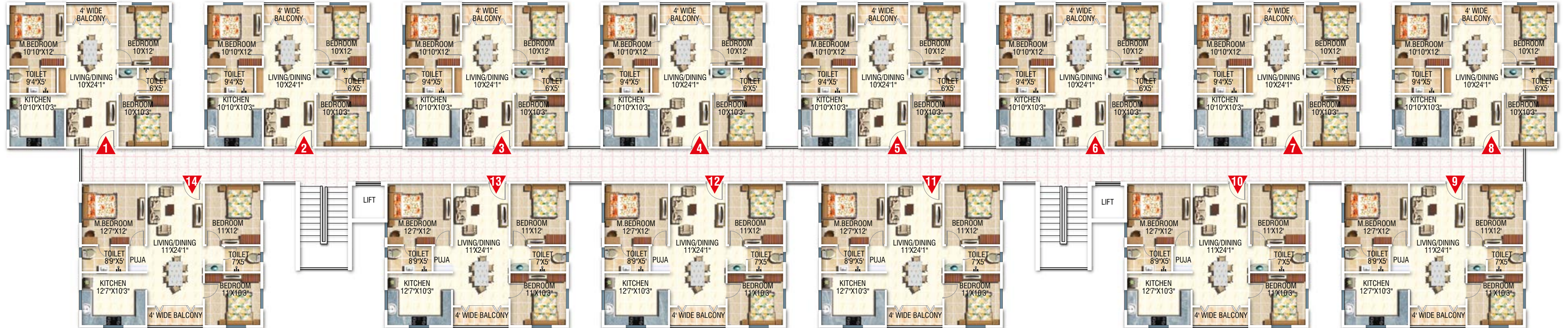


PARADISE

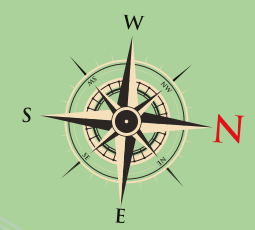
### Layout plan



\* Plans may be subject to alterations



| Flat No.            | 1,2,3,4,<br>5,6,7,8 | 9,10,11,<br>12,13,14 |
|---------------------|---------------------|----------------------|
| Type                | East<br>3BHK        | West<br>3BHK         |
| Carpet area         | 844 Sft.            | 946 Sft.             |
| External wall       | 50 Sft.             | 52 Sft.              |
| Sit out             | 40 Sft.             | 44 Sft.              |
| Built up area       | 934 Sft.            | 1042 Sft.            |
| Common area         | 262 Sft.            | 292 Sft.             |
| Super Built up area | 1196 Sft.           | 1334 Sft.            |

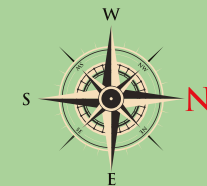


**Block-E2**

**Block-E3**



|                     | E2 Block  |           |           |           | E3 Block  |           |           |           |
|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Flat No.            | 19        | 20        | 21        | 22,23,24  | 25        | 26        | 27        | 28,29,30  |
| Type                | East 2BHK | East 3BHK | East 3BHK | West 3BHK | East 3BHK | East 2BHK | East 3BHK | West 3BHK |
| Carpet area         | 642 Sft.  | 802 Sft.  | 934 Sft.  | 934 Sft.  | 934 Sft.  | 642 Sft.  | 802 Sft.  | 934 Sft.  |
| External wall       | 49 Sft.   | 53 Sft.   | 58 Sft.   | 58 Sft.   | 58 Sft.   | 49 Sft.   | 53 Sft.   | 58 Sft.   |
| Sit out             | 44 Sft.   | 40 Sft.   | 44 Sft.   | 44 Sft.   | 44 Sft.   | 44 Sft.   | 40 Sft.   | 44 Sft.   |
| Built up area       | 735 Sft.  | 895 Sft.  | 1036 Sft. | 1036 Sft. | 1036 Sft. | 735 Sft.  | 895 Sft.  | 1036 Sft. |
| Common area         | 206 Sft.  | 251 Sft.  | 290 Sft.  | 290 Sft.  | 290 Sft.  | 206 Sft.  | 251 Sft.  | 290 Sft.  |
| Super Built up area | 941 Sft.  | 1146 Sft. | 1326 Sft. | 1326 Sft. | 1326 Sft. | 941 Sft.  | 1146 Sft. | 1326 Sft. |



## 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.



### **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

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.



# PARADISE

## Location plan

## Location Advantages / Surrounding Developments :

- GHMC area.
- 5 min. from ORR.
- 10 min. from L.B nagar.
- Close to Kamineni hospitals.
- Close to quality Engineering colleges, Hospitals, theaters & Residential colonies.
- Proximity to defence establishments (DRDO, DRDL, etc.).

