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.
- '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.
- 'SERENE PARK' is a luxury apartment project with 570 apartments located at Ghatkesar, near Singapore township & Infosys SEZ.

- '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:



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

Site office:



SY.No -14,15,16 & 17
Gundlapochampally
near kompally, Hyderabad

RERA No.: P02200001150







A GRAPHIC STUDIO, Ph : 099892 33490



'Sterling heights' is a luxury gated community apartment project with state of the art amenities and recreational facilities spread over an area of about 6 acres. 22.8 Guntas. The project consists of luxury apartment with superior specifications. Situated near Kompally at Gundla Pochampally close to the new Outer Ring Road, 'Sterling heights' 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

- 648 residential apartments with luxury facilities
- Excellent Amenites and Sports facilities
- Approved by HMDA
- RERA No. P02200001150
- Well planned layout with good lighting, ventilation and vaasthu.
- Project approved by leading financial institutions
- Builders with an exemplary track record

Amenities

- Landscaped gardens
- Childrens playground
- Clubhouse
- Swimming pool
- 24 hrs security, CCTV
- Fire fighting equipment
- STP
- Solar Lighting for common areas and LED's
- Sports facilities
- Tennis
- Badminton
- Squash

CLUB HOUSE

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

CLUB HOUSE FLOOR PLANS





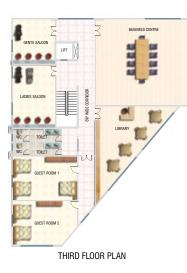


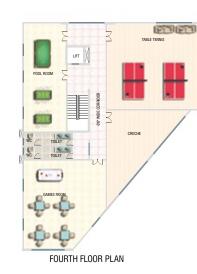


GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN







CELLAR FLOOR PLAN



Layout



Legend

- A. Swimming pool
- **B**. Toilets and Changing rooms
- C. Childrens Play Area
- **D**. Tennis court
- E. Landscaped garden



Block - B

Area Statement

Flat No.	1	2	3,4	
Туре	East 3 BHK	East 3 BHK	West 3 BHK	
Carpet area	1121 Sft.	1066 Sft.	978 Sft.	
External wall	84 Sft.	78 Sft.	76 Sft.	
Sit out	55 Sft.	45 Sft.	42 Sft.	
Built up area	1260 Sft.	1189 Sft.	1096 Sft.	
Common area	410 Sft.	386 Sft.	356 Sft.	
Super Built up area	1670 Sft.	1575 Sft.	1452 Sft.	
No.of flats	12	12	24	
FLATS	G1 to 1101	G2 to 1102	G3 to 1103 G4 to 1104	







Block - C

Area Statement

Flat No.	1	2,3	4	5	6	7
Туре	East 3 BHK	East 3 BHK	East 3 BHK	West 3 BHK	West 3 BHK	West 3 BHK
Carpet area	1186 Sft.	1058 Sft.	1160 Sft.	1051 Sft.	1008 Sft.	896 Sft.
External wall	71 Sft.	62 Sft.	65 Sft.	64 Sft.	67 Sft.	68 Sft.
Sit out / Utility	56 Sft.	50 Sft.	51 Sft.	94 Sft.	92 Sft.	87 Sft.
Built up area	1313 Sft.	1170 Sft.	1276 Sft.	1209 Sft.	1167 Sft.	1051 Sft.
Common area	427 Sft.	380 Sft.	415 Sft.	393 Sft.	379 Sft.	342 Sft.
Super Built up area	1740 Sft.	1550 Sft.	1691 Sft.	1602 Sft.	1546 Sft.	1393 Sft.
No.of flats	12	24	12	12	12	12
FLATS	G1 to 1101	G2 to 1102 G3 to 1103	G4 to 1104	G5 to 1105	G6 to 1106	G7 to 1107







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
- 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.

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.

Location plan





Location Advantages / Surrounding **Developments:**

- 4 km to Kompally
- 15 mins from Suchitra junction
- 2km to Outer ring road
- Shopping complexes & Multiplexs
- Schools DRS International school, St.Ann's high school, Niraj International school, Indus International school
- Colleges Malla reddy Engineering college, St. Martin's Engineering college, Siva sivani Degree college
- Hospitals Narayana multispecialty, RR multi specialty hospital, Dhruva Hospital, Suraksha Hospital