Other Projects

Apartments

- ‘EMERALD HEIGHTS’ is a luxury apartment project with 895 apartments located at Pocharam (near Singapore township) & Infosys SEZ.
- ‘PARADISE’ 427 luxury apartments located at Hayathnagar, near L.B. Nagar.
- ‘STERLING HEIGHTS’ is a 648 luxury apartments project located at Gundla Pochampally, near Kompally.
- ‘ELEGANCE’777 premium apartments at Kukatpally.
- ‘SERENE PARK’ 1200 apartments at Ghatkesar, near Singapore township & Infosys SEZ.
- ‘EDIFICE’ 2000 luxury apartments located at Shambupur, near Bachupally, close to Miyapur, Hi-tech city.
- ‘LAKEVIEW’ 1375 luxury apartments, Shopping center and Commercial development at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.
- ‘LOTUS HOMES’ 522 luxury Apartments located at Bandlaguda, near Nagaram.
- ‘Greenville’ 47 luxury apartments project located at Kongarkalan, Adibatla.

Plots / Villas

- ‘PINEWOOD HOMES’ 560 open plots located at Aushapur, near Ghatkesar.
- ‘GOLDEN MEADOWS’ 500 open plots located at Bibinagar, Ghatkesar.
- **New projects planned across Hyderabad**

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.

Ph: 040-6633 3111 / 888, 6633 6633

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

Scan QR code for details:

Web link: http://www.modibuilders.com/current-projects-modi-builders/lotus/

Site office:

GOLDEN COUNTY

SY.No -665(P), 687(P), 687 to 689(p)
Rampally, Keesara mandal
Pocharam, near New Infosys campus.

RERA No’s.:
Phase-I - P02200000242
Phase-II - P02200000551

GRAPHIC STUDIO, Ph: 09989233490

Project by:

GOLDEN COUNTY

LUXURY VILLAS



GOLDEN COUNTY

'GOLDEN COUNTY' is a luxury villas project with state of the art amenities and recreational facilities spread over an area of about 29 acres. The project consists of luxury villas with superior specifications. Situated at Rampally, Keesara mandal Pocharam, **'GOLDEN COUNTY''** 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

- 137 residential villas with luxury facilities in Phase-1
- Phase - 2 will have about 276 villas
- Approved by HMDA. Completion obtained for phase-I
- RERA No's. Phase-I.P02200000242, Phase-II. P02200000551
- 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
- Childrens playground
- Clubhouse
- 24 hrs security, CCTV
- Solar Lighting for common areas and LED's
- Sports facilities
  - Cricket nets
  - Tennis
  - Badminton
  - Basket ball

CLUB HOUSE

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

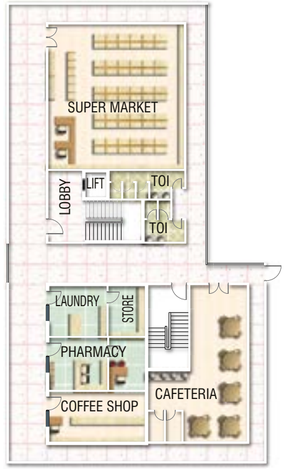


GOLDEN COUNTY

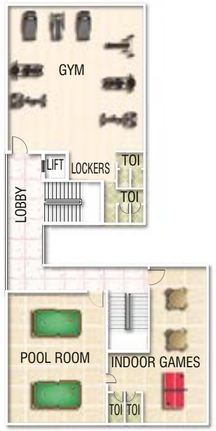
CLUB HOUSE FLOOR PLANS

Phase-II

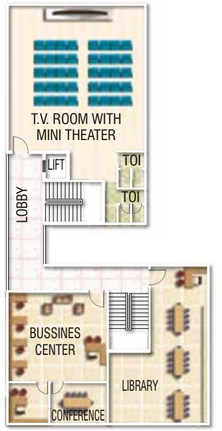
Phase-I



Ground floor



First floor



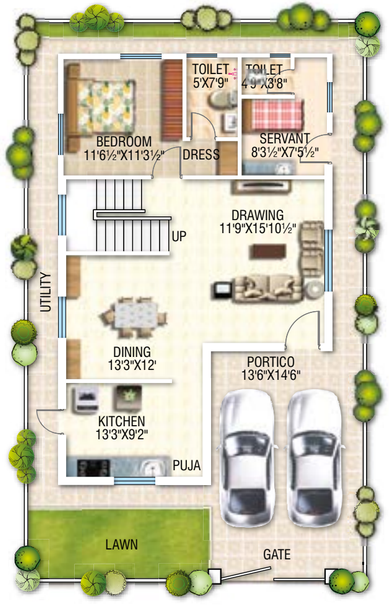
Second floor

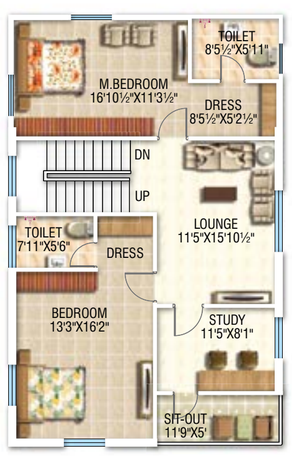


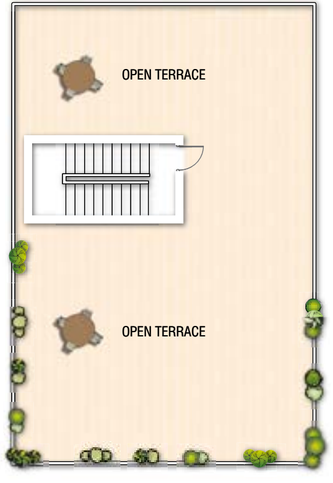
Area Statement

Ground floor (Carpet area)	: **854**	**Sft.**
Ground floor (External wall)	: **100**	**Sft.**
Ground floor (Portico)	: **196**	**Sft.**
Total	: **1150**	**Sft.**
First floor (Carpet area)	: **955.5**	**Sft.**
First floor (External wall)	: **87**	**Sft.**
First floor (Sit-out)	: **64**	**Sft.**
Total	: **1106**	**Sft.**
Terrace floor (Carpet area)	: **97**	**Sft.**
Terrace floor (External wall)	: **33**	**Sft.**
Total	: **130**	**Sft.**
SUPER BUILTUP AREA	: **2387**	**Sft.**

Type-A | East facing







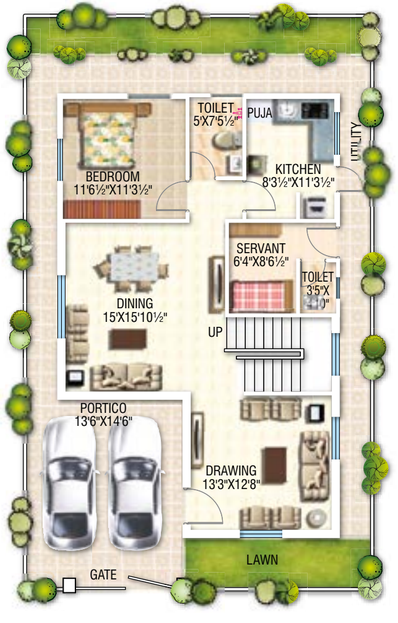
Plot Nos.: 7 to 14, 22 to 27, 33 to 40, 51 to 60, 74 to 86, 97 to 99, 103 to 115.

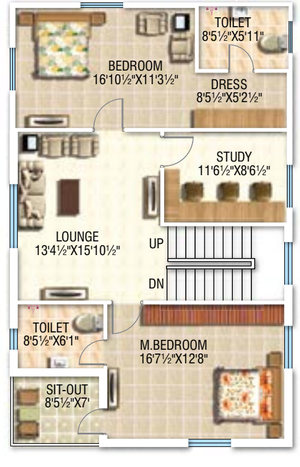


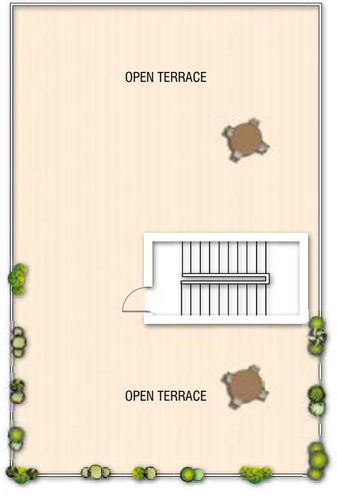
Area Statement

Ground floor (Carpet area)	: **854**	**Sft.**
Ground floor (External wall)	: **100**	**Sft.**
Ground floor (Portico)	: **196**	**Sft.**
Total	: **1150**	**Sft.**
First floor (Carpet area)	: **962**	**Sft.**
First floor (External wall)	: **89**	**Sft.**
First floor (Sit-out)	: **55.5**	**Sft.**
Total	: **1106.5**	**Sft.**
Terrace floor (Carpet area)	: **97**	**Sft.**
Terrace floor (External wall)	: **33**	**Sft.**
Total	: **130**	**Sft.**
SUPER BUILTUP AREA	: **2387**	**Sft.**

Type-B | West facing







Plot Nos.: 01 to 06, 15 to 21, 28 to 32, 41 to 50, 61 to 73, 87 to 96, 100 to 102.

GOLDEN COUNTY

Area Statement

West facing

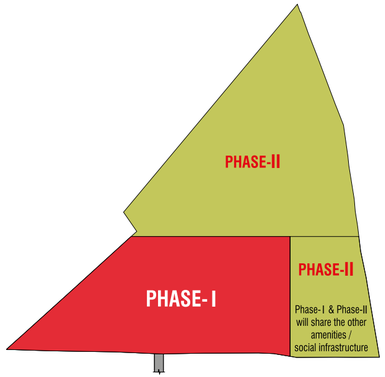
Plot Nos.	AREA (Sq. Yds.)
1	307
2	307
3	307
4	307
5	321
6	321
15	299
16	304
17	304
18	304
19	304
20	304
21	304
28	266
29	255
30	255
31	255
32	357
41	213
42	199
43	199
44	199
45	199
46	199
47	199
48	199
49	230
50	230
61	207
62	199
63	199
64	199
65	199
66	199
67	199
68	199
69	230
70	230
71	215
72	211
73	211
87	204
88	199
89	199
90	199
91	199
92	199
93	199
94	199
95	233
96	227
100	211
101	211
102	215
116	156
117	199
118	110
119	108
120	108
121	108
122	108
123	108
124	108
125	108
126	108
127	108
128	112
129	112
130	112
131	112

East facing

Plot Nos.	AREA (Sq. Yds.)
7	334
8	307
9	307
10	307
11	307
12	307
13	307
14	313
22	246
23	271
24	255
25	255
26	255
27	273
33	288
34	288
35	275
36	275
37	275
38	275
39	217
40	210
51	230
52	230
53	199
54	199
55	199
56	199
57	199
58	199
59	199
60	209
74	211
75	211
76	215
77	230
78	230
79	199
80	199
81	199
82	199
83	199
84	199
85	199
86	205
97	215
98	211
99	211
103	211
104	211
105	215
106	227
107	233
108	199
109	199
110	199
111	199
112	199
113	199
114	199
115	215

North facing

Plot Nos.	AREA (Sq. Yds.)
132a	133
132b	131
132c	129
132d	127
132e	175
132f	390



Key plan

Layout



Legend for Club House

- **A.** Phase-I Club House
- **B.** Phase-II Club House
- **C.** Swimming pool
- **D.** Tennis court
- **E.** Badminton courts
- **F.** Open air theatre
- **G.** Seating area
- **H.** Hill top view

* Plans may be subject to alterations



Area Statement

Ground floor (Carpet area)	: **620**	**Sft.**
Ground floor (External wall)	: **53**	**Sft.**
Ground floor (Portico)	: **69**	**Sft.**
Total	: **742**	**Sft.**
First floor (Carpet area)	: **643**	**Sft.**
First floor (External wall)	: **54**	**Sft.**
First floor (Sit-out)	: **46**	**Sft.**
Total	: **743**	**Sft.**
Terrace floor (Carpet area)	: **107**	**Sft.**
Terrace floor (External wall)	: **18**	**Sft.**
Total	: **125**	**Sft.**
SUPER BUILTUP AREA	: **1610**	**Sft.**

Type-C | West facing



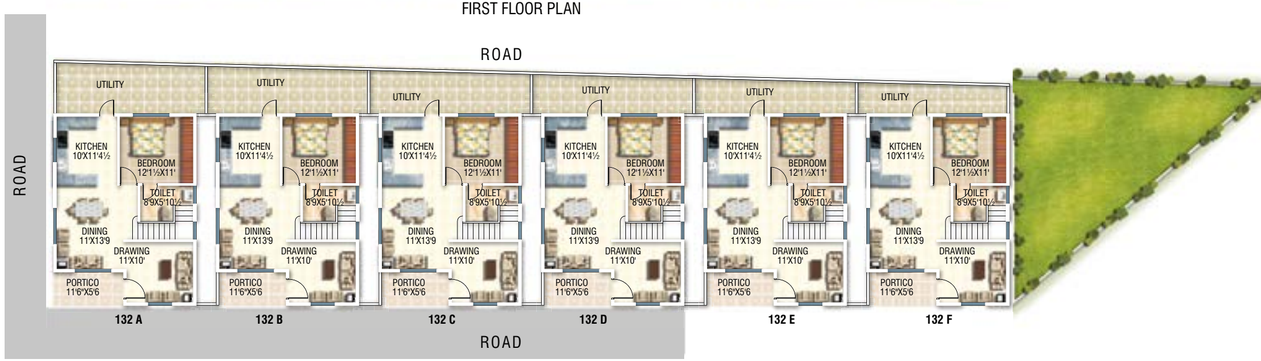
Plot Nos.: 116 to 131

GOLDEN COUNTY

Type-D | West facing



FIRST FLOOR PLAN



GROUND FLOOR PLAN





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 pumps and common areas lighting. Generator backup for each villa for lights & fans.

SECURITY:
24 hours security service. CCTV surveillance.

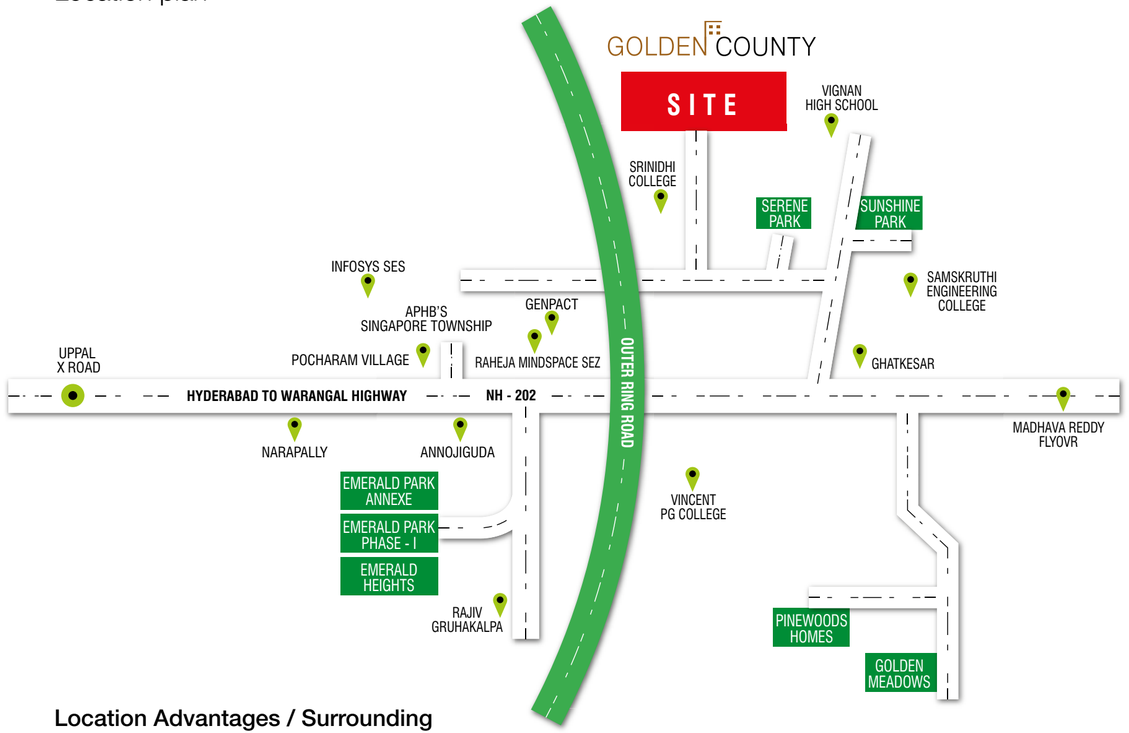
FIRE SAFETY:
Smoke detectors and Fire extinguisher in each house.

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.



GOLDEN COUNTY

Location plan



Location Advantages / Surrounding Developments :

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

