

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.
- 'ELEGANCE' 777 premium apartments at Kukatpally.
- 'STERLING HEIGHTS' is a 648 luxury apartments project located at Gundla Pochampally, near Kompally.
- 'LOTUS HOMES' 522 luxury Apartments located at Bandlaguda, near Nagaram.
- 'SERENE PARK' 570 apartments in phase-I and 842 apartments in phase-II at Ghatkesar, near Singapore township & Infosys SEZ.
- 'LAKEVIEW' 1375 luxury apartments, Shopping center and Commercial development at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.
- 'Greenville' 47 luxury apartments project located at Kongarkalan, Adibatla.

Plots / Villas

- 'PINWOOD HOMES' 560 open plots located at Aushapur, near Ghatkesar.
- 'GOLDEN MEADOWS' 550 open plots located at Bibinagar, Ghatkesar.
- 'GOLDEN COUNTY' 413 luxury villas at Rampally, near Singapore township & Infosys SEZ.

● 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:



near Bachually, Mallampet.

RERA No.:
P02200001454

Project by:



RERA No.: P02200001454



GRAPHIC STUDIO, Ph : 098892 33490

‘**Edifice**’ is a luxury apartment project with state of the art amenities and recreational facilities spread over an area of about 5 acres. The project consists of premium apartment with superior specifications. Situated at a distance of about 8km from Kukatpally and 15km from Hitech City area, ‘**Edifice**’ 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

- 611 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

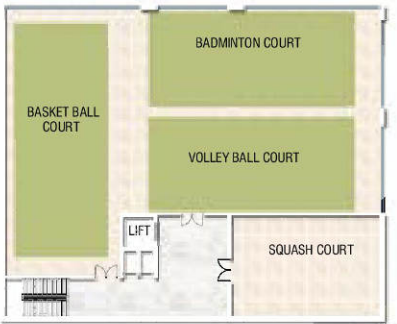
Amenities

- 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

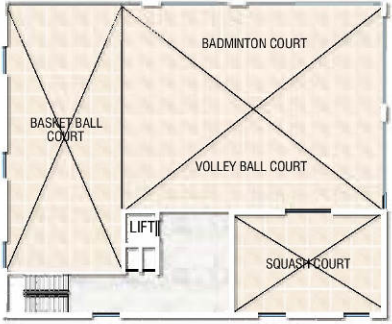
CLUB HOUSE

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

CLUB HOUSE FLOOR PLANS



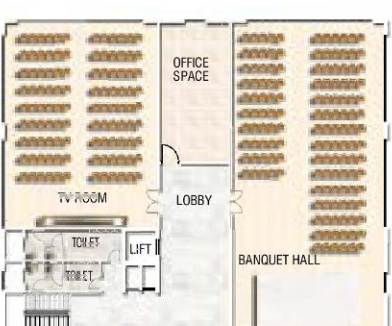
LOWER CELLAR FLOOR PLAN



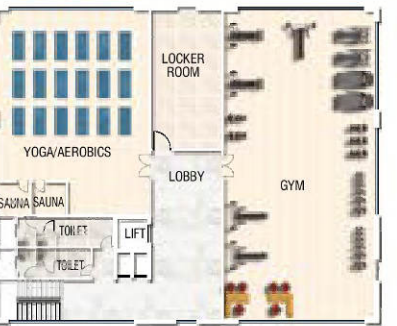
UPPER CELLAR FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



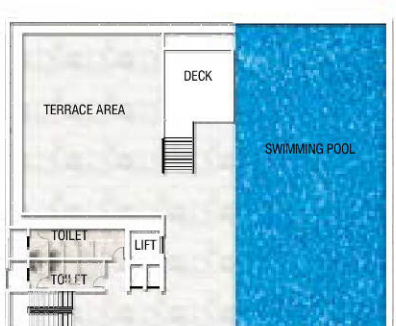
SECOND FLOOR PLAN



THIRD FLOOR PLAN



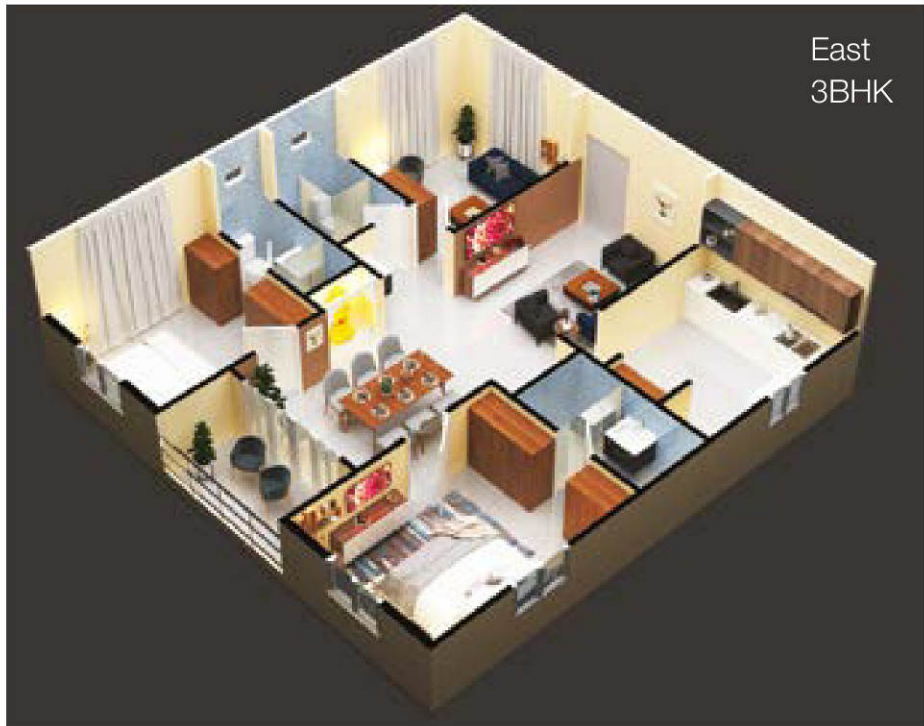
FOURTH FLOOR PLAN



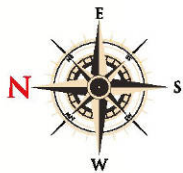
TERRACE FLOOR PLAN



* All plans may be subject to alterations



Layout

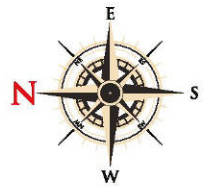


* All plans may be subject to alterations

Typical floor plan



Block - B1



Area Statement

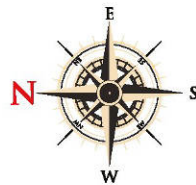
Flat No.	3,4,5,6,7,8,9	1,2,10
Type	East 3 BHK	West 3 BHK
Carpet area	962 Sft.	962 Sft.
External wall	60 Sft.	60 Sft.
Sit out	51 Sft.	51 Sft.
Built up area	1073 Sft.	1073 Sft.
Common area	376 Sft.	376 Sft.
Super Built up area	1449 Sft.	1449 Sft.
No. of flats	91	39
FLATS	G3-G9 TO 1203- 1209	G1 TO 1201 G2 TO 1202 G10 TO 1210

* All Plans may be subject to alterations



Typical floor plan

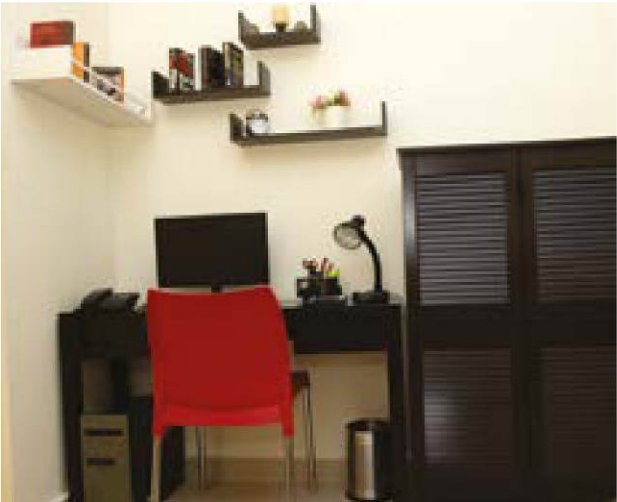
Block - B2



Area Statement

Flat No.	11,19,20	12,13,14,15,16,17,18
Type	East 3 BHK	West 3 BHK
Carpet area	962 Sft.	962 Sft.
External wall	60 Sft.	60 Sft.
Sit out	51 Sft.	51 Sft.
Built up area	1073 Sft.	1073 Sft.
Common area	376 Sft.	376 Sft.
Super Built up area	1449 Sft.	1449 Sft.
No. of flats	39	91
FLATS	G11 TO 1211 G19 TO 1219 G20 TO 1220	G12-G18 TO 1212 - 1218

* All plans may be subject to alterations



Work from home

- No long commutes to work
- Save on fuel costs/low EMLs
- Spend quality time with kids and family
- Business Centre also available on location

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.

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 :

- 0.5 km. to ORR
- 15 km. from Hitec 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

