

PROMOTER'S TRACK RECORD

- 35+ years track record
- 20+ projects successfully completed
- 100+ shops and offices completed
- 15+ lakh sft. of construction completed
- 50+ corporate tenants
- 1,000+ flats completed

NILGIRINorth
Rampally, Keesara, Hyderabad



Location Advantages

- 5 minutes drive from Outer Ring Road – 2 kms
- 5 minutes drive from Warangal highway – 3 kms
- 10 minutes drive from (Raheja IT Park)
- 10 minutes drive from (Inorbit Mall and Infosys Campus) – 5 kms
- 10 minutes drive from Rampally cross roads – 6 kms
- 20 minutes drive from ECIL cross roads – 11 kms
- 30 minutes drive from Uppal cross roads – 17 kms
- 40 minutes drive from Secunderabad – 21 kms



Architects & Structural Engineers
PRASAD ASSOCIATES

Owned and Developed by
PREMIER ENGINEERING CORPORATION
R.P. Road, Secunderabad

Promoted by
MODI PROPERTIES & INVESTMENTS PVT. LTD
M.G. Road, Secunderabad

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Happiness Extended



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Surrounding Development



Location Advantages

- * 5 minutes drive from Outer Ring Road – 2 kms
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Master plan



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Salient Features

- * HUDA approved project.
- * 95 town houses and villas on 6.5 acres of land.
- * 3 bedroom duplex villas from 1,461 to 1,946 sq. ft.
- * Underground cabling for power, phone & cable TV.
- * Pollution free environment.
- * Eco-friendly development more than 70% open area.
- * Gated community with bungalows having similar elevation, colour, size, compound wall & landscaping.
- * Clear title.
- * Design as per vastu.
- * Plot sizes from 117 to 240 sq. yds.
- * Housing loans available.
- * Possession from July 2016 onwards.



Specifications

ITEM	Single	Double	Duplex
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks	4"/6" solid cement blocks
Exterior painting	Exterior Emulsion	Exterior Emulsion	Exterior Emulsion
Internal painting	SmoothfinishwithOBD	SmoothfinishwithOBD	SmoothfinishwithOBD
Flooring	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles
Doorframes	Sal Wood	Sal Wood	Sal Wood
Doors	MainDoor-Panelandotherdoor s-Flushdoors	MainDoor-Panelandotherdoor s-Flushdoors	MainDoor-Panelandotherdoor s-Flushdoors
Electrical	Copper wiring with modular switches	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Powder coated aluminum or UPVC openable / sliding windows with grills	Powder coated aluminum or UPVC openable / sliding windows with grills	Powder coated aluminum or UPVC openable / sliding windows with grills
Sanitary	Raasi / Johnson Pedder or similar make	Raasi / Johnson Pedder or similar make	Raasi / Johnson Pedder or similar make
CP fittings	Branded CP fittings	Branded CP fittings	Branded CP fittings
Staircase Railing	MS railing with MS banist	MS railing with MS banist	MS railing with MS banist
Kitchen platform	Graniteslab,2ftdado,SSsink	Graniteslab,2ftdado,SSsink	Graniteslab,2ftdado,SSsink
Plumbing	GI & PVC pipes	GI & PVC pipes	GI & PVC pipes
Bathrooms	7' dado	7' dado	7' dado
Water Supply	24 hrs water supply through community tank with drinking water, 2,000 lts individualo verheadtank in each villa. Separate drinking water connection in kitchen	24 hrs water supply through community tank with drinking water, 2,000 lts individualo verheadtank in each villa. Separate drinking water connection in kitchen	24 hrs water supply through community tank with drinking water, 2,000 lts individualo verheadtank in each villa. Separate drinking water connection in kitchen

Note:
1.Choice of 2 colors for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided. 2.Changes to external appearance and colour shall be permitted. 3.Fixing of grills to the main door or balconies shall not be permitted. 4.Change of doors or door frames shall not be permitted. 5.Changes in walls, door positions or other structural changes shall not be permitted. 6.Only select alterations shall be permittedat extra cost. 7.Specifications/plans subject to change without prior notice.

Amenities

* Clubhouse: * Swimming pool. * Fully equipped air conditioned gymnasium. * Recreation room with pool and TT able. * Air conditioned banquet hall with projection TV * Lawns for banquets. * Crèche. * Library. * General Store.* Tennis court. * Open air badminton courts. * Basketball court. * Beach volleyball court. * Children’s park. * Landscaped gardens. * Amphitheater. * 1 KVA backup power for each bungalow. * Cement concrete roads and street lighting.