

Promoter's Track Record

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

LOCATION PLAN



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) 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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Note : This brochure is only a 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.

Nilgiri
PHASE 2
Rampally
Keesara, Hyderabad

Promoted by
MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

**Happiness
Extended**



V GREEN media

Surrounding Development



Raheja IT Park



GIGA City



Infosys Campus



Inorbit Mall

- Singapore Township (Sanskriti).
- 100 acre Raheja IT Park (Mindspace).
- Inorbit Mall
- 450 acre Infosys Campus.
- Srinidhi Engineering College.
- Industrial Estate: Cherlapally, Kushaiguda, Mallapur, Nacharam, Uppal and Malkajgiri.
- Petroleum Giants : IOC, GAIL, BP, HPCL etc.
- 2,000 acres GIGA City at Jawaharnagar.
- 50 acres Genpact Campus at Jawaharnagar



Specifications

ITEM ⇨	Single	Double	Duplex
Structure	RCC	RCC	RCC
Walls	4"/6" solid cement blocks	4"/6" solid cement blocks	4"/6" solid cement bloc
Exterior painting	Exterior Emulsion	Exterior Emulsion	Exterior Emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Ceramic Tiles	Ceramic Tiles
Door frames	Sal Wood	Sal Wood	Teak Wood
Doors	Main Door - Panel and other doors - Flush doors	Main Door - Panel and other doors - Flush doors	Panel Doors with branded hardware
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
C P 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	Granite slab, 2 ft dado, SS sink	Granite slab, 2 ft dado, SS sink	Granite slab, 2 ft dado, SS sink
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 individual overhead tank in each villa. Separate drinking water connection in kitchen	24 hrs water supply through community tank with drinking water, 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen	24 hrs water supply through community tank with drinking water, 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen

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



Site Plan



Typical Floor Plans



AMENITIES

- Clubhouse:
 - Swimming pool
 - Fully equipped air conditioned gymnasium
 - Recreation room with pool and TT Table
 - 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

SALIENT FEATURES

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

