

SILVER OAK
VILLAS

CHERLAPALLY, HYDERABAD

features that make
**Your House
Your Home**





MODI PROPERTIES

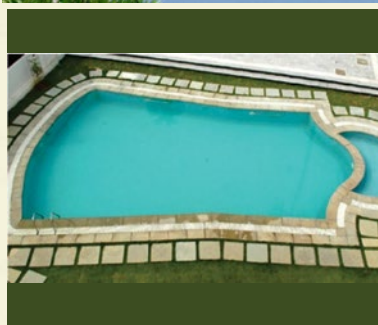
The projects of Modi Properties have been designed to provide a great life style product to its customers. Our gated communities are designed to control the environment around your home. Enjoy great quality, fabulous amenities at affordable prices. Our customers have made Modi Properties a trusted name for over 40 years and helped us complete 25 projects with over 3,000 homes. Modi Properties is presently developing over 1,400 homes.

SALIENT FEATURES

- Designed for affordability
- 68 villas on 4.7 acres.
- Separate apartment block.
- Plot sizes from 161 sq. yds.
- Flexible design
- Built-up area from 1,100 to 2,040 sft.
- Low density development with large open spaces
- GHMC approved
- Clear title
- Design as per vastu
- Gated community with modern amenities
- Underground cabling for power supply and communication
- Pollution free environment
- Peaceful, green and quiet locality
- Silver Oak Bungalows Phase I, II & III sold out and completed.
- Phase I - 4.7 acres out of total proposed development of 27 acres.

AMENITIES:

- | | |
|---------------------------------|---|
| • Clubhouse - 7,000 sft | • Sports facilities |
| • Banquet hall | • Children's park |
| • Recreation room cum cafeteria | • Landscaped gardens |
| • Creche | • 1 KVA backup power for each villa |
| • Society office | • Cement concrete roads and street lighting |
| • First-aid room | • Drinking water through RO plant |
| • Gym | • 24 hours security with CCTV |
| • Yoga room | • Video door phone for each villa |
| • Lawns for banquets | • Vehicle access control with smart card |
| • Swimming pool | • 2,000 ltrs water tank for each villa |



Site Plan



Specifications

- Structure - RCC
- Walls - Cement blocks
- External painting - Exterior emulsion
- Interior painting - Smooth finish with OBD
- Flooring - Branded 2 x 2 ft vitrified tiles
- Main door - Wood with polished panel door
- Internal door frames - Wood with paint
- Door shutters - Painted panel doors with branded hardware
- Windows - Aluminium sliding windows with grills
- Sanitary - Cera / Parryware / Hindware or equivalent brand
- CP fittings - Branded quarter turn
- Bathrooms - Branded designer tiles upto 7ft
- Kitchen - Granite slab with 2 ft dado and SS sink
- Electrical - Copper wiring with modular switches
- Plumbing - CPVC / PVC pipes

Flexible Design:

- Option of 1 or 2 floor villas
- 2BHK single floor villa
- 3BHK duplex villa
- 4BHK duplex villa
- Double 2BHK + 2BHK



Villa Type - A1



Villa Type - A1 Duplex



Villa Type - A2 Single



Villa Type - A2 Duplex

AERIAL VIEW



PROMOTER'S TRACK RECORD

- 40 years track record
- 35 lakh sft of construction completed
- 18 lakh sft under construction
- 25 projects successfully completed
- 500 villas completed
- 2,500 flats completed

Completed Projects



SILVER OAK BUNGALOWS
Cherlapally, Hyderabad
250 Duplex bungalows on 25 acres



GREENWOOD RESIDENCY
Kowkur, Alwal, Secunderabad.
345 flats on 6 Acres



SILVER OAK APARTMENTS
Cherlapally, Hyderabad
120 flats on 1 acre



MAYFLOWER PARK
Nacharam, Hyderabad
550 flats on 4.8 acres



VILLAS AT SILVER CREEK
Nagarm, Hyderabad
54 villas on 3 acres



MAYFLOWER HEIGHTS
Mallapur, Hyderabad
280 flats on 4 acres



NILGIRI HOMES
Rampally, Hyderabad
95 Villas on 6.5 acres



PARAMOUNT RESIDENCY
Nagaram, Hyderabad
260 flats on 3 acres



GULMOHAR GARDENS
Mallapur, Hyderabad
505 flats on 8 acres

Current Projects



MAYFLOWER GRANDE
Mallapur, Hyderabad.
370 flats on 3 acres



PARAMOUNT AVENUE
Nagaram, Hyderabad
208, 2 & 3 BHK Flats on 2 acres



BLOOMDALE
Shamirpet, Hyderabad.
72, 3 BHK Duplex Villas on 5 acres



SERENE FARMS
Yenkepally, Chevella.
50 farmhouses on 32 acres



NILGIRI ESTATE
Rampally, Hyderabad
188 villas on 10 acres



VISTA HOMES
Kushaiguda, Hyderabad
403, 2 & 3 BHK Flats on 5.6 acres

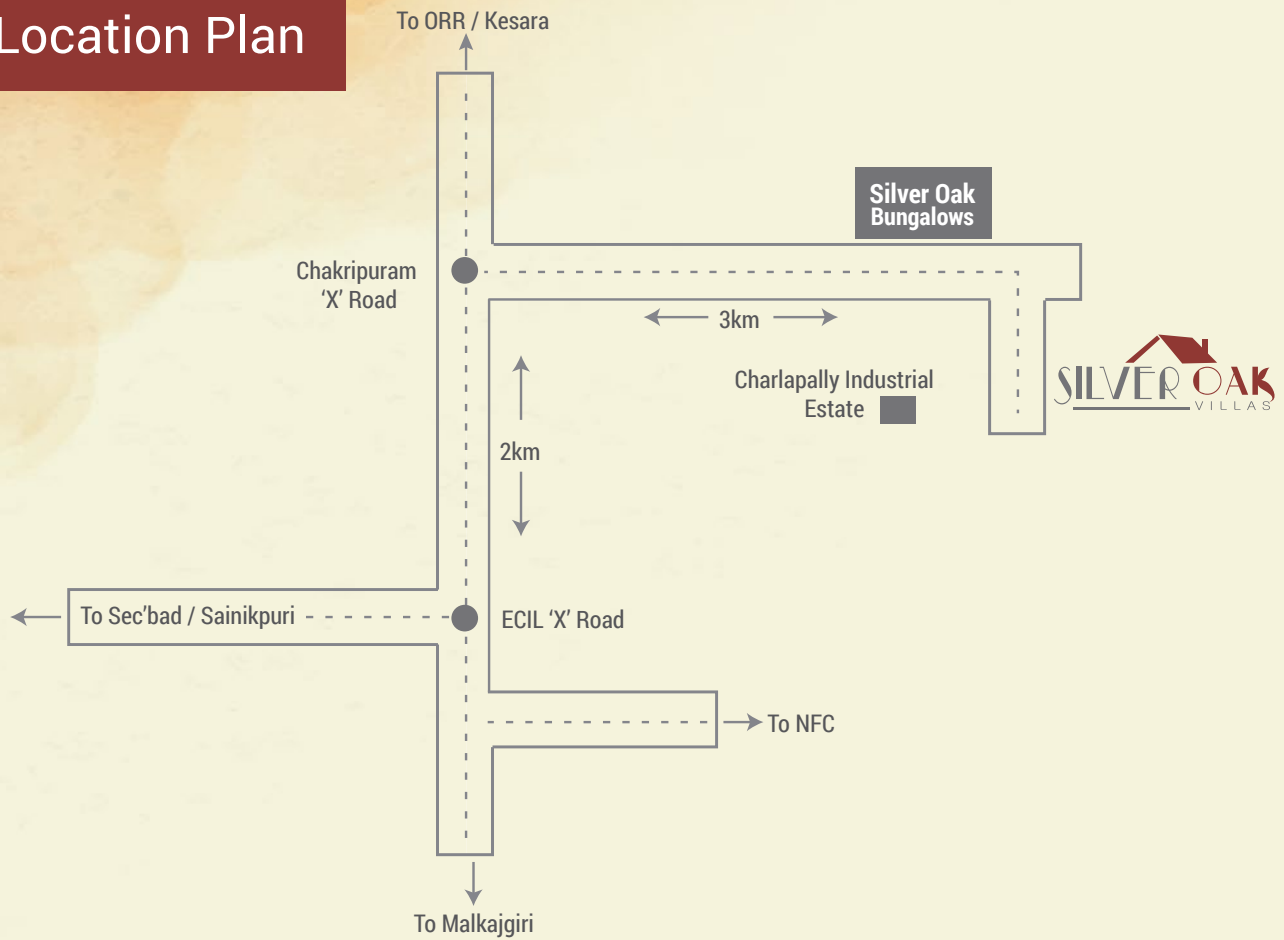


AVR GULMOHAR HOMES
Miryalaguda, Nalgonda Dist.
91 Villas on 6.5 acres



VILLA ORCHIDS
Kowkur, Bollaram, Secunderabad.
340 villas on 21 acres

Location Plan



- 10 minutes drive from ECIL cross roads - 5 Kms.
- 15 minutes drive from Neredmet cross roads - 9 Kms.
- 20 minutes drive from Habsiguda cross roads -11 Kms.
- 20 minutes drive from Trimulgherry cross roads –12 Kms.

- 10 minutes drive from Infosys/Mindspace 5 Kms.
- Next to Govt. of India, Mint and Cherlapally Industrial Area.
- Connected by 100 ft main road.
- Close to proposed MMTS station.



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