

Project Writeup.
Mayflower Platinum

Salient Features	➤ Plans approved by GHMC ➤ Clear title ➤ 208 flats on 2 acres of land ➤ Basement + 8 floors ➤ 1, 2 & 3 bedroom flats of 540, 840, 1,010 & 1,210 sft. ➤ Choice of semi-deluxe, deluxe & luxury flats ➤ Gated community ➤ Housing loans available ➤ Pollution free environment near ECIL X roads ➤ Design as per vaastu ➤ No commercial activities within site
Amenities	➤ 6,000 sft club house with ➤ Banquet Hall ➤ Creche ➤ Library ➤ Recreation Room ➤ Gym ➤ Society office ➤ Swimming Pool ➤ Open Air Badminton Courts ➤ Backup generator for lifts & common lighting ➤ Basket Ball Court ➤ Cricket Nets. ➤ Children's Park ➤ Landscaped Garden ➤ Automatic Lifts ➤ KVA backup power for each flat ➤ Backup generator for lifts and common lighting ➤ Cement concrete road and street lighting ➤ 24 hrs Security with CC cameras ➤ Self-serve car wash
Surrounding Development	➤ Well developed residential locality. Industrial Estates: Kushaiguda, Cherlapally & Malkajgiri,NFC, ECIL. Petro Giants like HPCL, IOC, GAIL, BP. Schools & Colleges: Serinity, Lotus, Shivappa, Requel Ford, MRR,Sai Sindhu, Sai Sudhir Hospitals: Sudha, Vijaya, Tulasi, Thatha..Multiplex theaters: Talluri & Radhika.
Current Status	➤ All flats completed and handed over / ready for possession. Amenities including clubhouse, swimming pool, compound wall, roads, electric power connection, lifts, power backup, etc., completed.
Location	➤ 10 minutes drive from ECIL X Roads - 5 Kms. ➤ 15 minutes drive from Neredmet X Roads - 9 Kms. ➤ 30 minutes drive from Secunderabad (Jubilee Bus Station) - 15 Kms. ➤ Next to Shilpa Layout. ➤ Connected by 100 ft. main road through a well developed HUDA layout (1 km from the main road).

Address	Sy.No. 233, Nagaram, Hyderabad-500083, Phone: +91-95022 88622 Email: pmr@modiproperties.com
Specifications	Structure : RCC. Walls : 4"/6" Solid cement blocks. External painting : Exterior emulsion, Internal painting : Smooth finish with OBD Flooring : 12" ceramic tiles Door frames : Wood (non-teak) Main door : Laminated / polished panel door Other doors : Painted flush doors Electrical : Copper wiring with modular switches Windows : Powder coated aluminum sliding windows with grills Bathrooms : Standard ceramic tiles - 4/7 ft height Plumbing : UPVC / GI & PVC pipes Sanitary : Cera / parryware or equivalent brand CP fittings : Branded quarter turn ceramic disc type Kitchen platform : Granite slab with 2 ft dado and SS sink Deluxe Flat (Same as Semi-Deluxe Flat with Following Alternations): Flooring : 24" vitrified tiles Other doors : Painted panel doors Bathrooms : Branded designer cermic tiles - 4/7 ft height Kitchen : Modular kitchen of specified design
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