

Project Writeup.
Mayflower Platinum

Salient Features	➤ 189 flats on 2.2 acres. ➤ 10 floors high rise with 2 basements for parking. ➤ Ground floor fully landscaped, vehicle free zone for pedestrians only. ➤ 3 BHK flats from 1,500 sft to 1,800 sft. ➤ 4 BHK flats from 2,140 sft. ➤ Plans approved by GHMC. ➤ Clear title. ➤ Gated community with modern amenities. ➤ All flats designed as per vastu. ➤ No commercial activities within site.
Amenities	➤ 11,000 sft clubhouse with ➤ Banquet Hall ➤ Recreation Room ➤ Cafeteria ➤ Creche ➤ Library ➤ First aid Room ➤ Gym ➤ Yoga Room ➤ Indoor Badminton Court ➤ Squash Court ➤ Children's Park ➤ Landscaped Gardens ➤ Swimming Pool ➤ Automatic Lifts. ➤ Power backup for all lights & fans - upto 1KVA per flat. ➤ Cement concrete road and street lighting. ➤ Video door phone in each flat. ➤ 24 hrs Security with CC cameras. ➤ Vehicle access control with smart cards.
Surrounding Development	➤ Well developed residential locality. 5 kms from Metro Rail. Corporates - Infosys, Genpact, GVK Biotech. SEZ - Raheja IT Park, NSL IT Park. PSUs - ECIL, NFC, GAIL, HP, BP, IOL, BEL, NGRI, NIN, CCMB, IICT, NMDC, Railways. IDAs - Nacharam, Mallapur, Cherlapally, Kushaiguda, Malkajgiri, Apparel Park. Schools - DPS, Johnson Grammar, St. Peter, St. Anns, KVP. Colleges - St. Anns, Little Flower, St. Pious, OU. Shopping & Entertainment-Spar, Noma Talkies, Reliance Retail, Noma Function Hall, Asian Cinemas.
Current Status	➤ A Block RCC 4 civil work under progress. ➤ Club house work is in progress. ➤ B block RCC work is in progress. ➤ C block RCC work is in progress. ➤ Sales & Site office is completed.
Location	➤ 5 Minutes drive from Habsiguda - 4 kms. ➤ 10 Minutes drive from Tarnaka - 6 kms. ➤ 10 Minutes drive from ECIL - 5 kms. ➤ 20 Minutes drive from Secunderabad Railway Station - 9 kms. ➤ Located on 200 ft wide Mallapur Main Road. ➤ Close to MMTS Station.

Address	Sy.No. 82/1, Mallapur Main Road, Hyderabad- 500 076 Phone: +91 - 91213 10555 Email: mpl@modiproperties.com
Specifications	Structure :RCC. Walls : 4" /6" Solid cement blocks. External painting : Exterior emulsion. Internal painting : Smooth finish with OBD. Flooring : 2' x 2 ' vitrified tiles. Door frames : Wood (non-teak). Main door : Laminated / polished panel door. Other doors : Painted panel doors. Electrical : Copper wiring with modular switches. Windows : Powder coated aluminum windows with grills. Bathrooms : Branded ceramic tiles - 4 / 7 ft height. Plumbing : CPVC & 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. Luxury Flat (Deluxe Flat with Following Alternations): False ceiling : Designer false ceiling in drawing & dining and plain false ceiling in all bedrooms. Windows : mosquito mesh in bedrooms Bathrooms : Glass partition for shower. Kitchen : Modular kitchen of specified design with hob, chimney, AC : Provision for VRF AC.
Contact	Ashok : +91 70321 07065 Naveena : +91 95023 00311 Mushtaq Ali +91 95021 55544