

Project Writeup.  
Gulmohar Gardens

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Salient Features        | <ul style="list-style-type: none"> <li>➤ 354 flats on 8 acres of land.</li> <li>➤ 6 floors high rise with 2 basements for parking.</li> <li>➤ Ground floor fully landscaped, vehicle free zone for pedestrians only.</li> <li>➤ 3 BHK flats - 1,360 sft to 1,660 sft.</li> <li>➤ Plans approved by GHMC.</li> <li>➤ Clear title.</li> <li>➤ Gated community with modern amenities.</li> <li>➤ All flats designed as per vastu.</li> <li>➤ No commercial activities within site.</li> <li>➤ Located on 100 ft main road.</li> </ul>                                                                                                                                                                                                                                                                                                             |
| Amenities               | <ul style="list-style-type: none"> <li>➤ 20,000 sft clubhouse with <ul style="list-style-type: none"> <li>➤ Banquet Hall</li> <li>➤ Recreation Room</li> <li>➤ Cafeteria</li> <li>➤ Crech</li> <li>➤ Library</li> <li>➤ First aid Room</li> <li>➤ Gym</li> <li>➤ Yoga Room</li> <li>➤ Indoor Badminton Court</li> <li>➤ A/C Lounge</li> <li>➤ Swimming Pool</li> <li>➤ Society Office</li> </ul> </li> <li>➤ Children's Park.</li> <li>➤ Landscaped Gardens.</li> <li>➤ Automatic Lifts - 2 no's per block.</li> <li>➤ Power backup for all lights &amp; fans - upto 1KVA per flat.</li> <li>➤ Cement concrete road and street lighting.</li> <li>➤ Wifi security camera for each flat.</li> <li>➤ 24 hrs Security with CC cameras.</li> <li>➤ Vehicle access control with smart cards.</li> <li>➤ Large rainwater harvesting sump.</li> </ul> |
| Surrounding Development | <ul style="list-style-type: none"> <li>➤ Well developed residential locality. 6 kms from Metro Rail. Corporates - Infosys, Genpact, GVK Biotech. SEZ - Raheja IT Park, NSL IT Park, TCS ION. PSUs - ECIL, NFC, GAIL, HP, BP, IOL, BEL, NGRI, NIN, CCMB, IICT, NMDC, Railways. IDAs - Nacharam, Mallapur, Cherlapally, Kushiguda, Malkajgiri, Apparel Park. Schools - DPS, Johnson Grammar, St. Peter, ST. Anns, Suprabhat, KV. Colleges - OU, St. Anns, Little Flower, St. Pious, Sai Sudir, Vasundara, Sri Chitanya. Shopping &amp; Entertainment-Spar super market, Noma Talkies, Alpine super market, Asian cinemas.</li> </ul>                                                                                                                                                                                                             |
| Current Status          | <ul style="list-style-type: none"> <li>➤ Footings in A &amp; B blocks completed.</li> <li>➤ C Block Excavation work under progress.</li> <li>➤ Compound wall work under progress.</li> <li>➤ Site &amp; sales office completed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Location                | <ul style="list-style-type: none"> <li>➤ 5 min drive from Moulali - 3 kms</li> <li>➤ 5 min drive from ECIL - 3 kms</li> <li>➤ 10 min drive from Habsiguda - 6 kms</li> <li>➤ 10 min drive from Tarnaka - 6 kms</li> <li>➤ 20 min drive from Secunderabad Railway station - 12 kms</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | ➤ Located on 100 ft wide Mallapur main road Close to MMTS station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Address        | Sy.No. 19, Mallapur,<br>Hyderabad- 500 076<br><b>Phone:</b> +91 -91210 21718<br><b>Email:</b> gmr@modiproperties.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Specifications | Structure : RCC.<br>Walls : 4" /6" Solid cement blocks.<br>External painting : Exterior emulsion.<br>Internal painting : Smooth finish with OBD.<br>Flooring : 2' x 2 ' vitrified tiles.<br>Door frames : Wood (non-teak).<br>Main door : Laminated / polished panel door.<br>Other doors : Painted panel doors.<br>Electrical : Copper wiring with modular switches.<br>Windows : Powder coated aluminum windows with grills.<br>Bathrooms : Branded ceramic tiles - 4 / 7 ft height.<br>Plumbing : CPVC & PVC pipes.<br>Sanitary : Cera / Parryware or equivalent brand.<br>CP fittings : Branded quarter turn ceramic disc type.<br>Kitchen platform : Granite slab with 2 ft dado and SS sink.<br>Windows : mosquito mesh in bedrooms<br>Bathrooms : Branded designer ceramic tiles – 4 / 7 ft height.<br><b>Luxury Flat (Deluxe Flat with Following Alternations):</b><br><br>False ceiling : Designer false ceiling in drawing & dining.<br>False ceiling : Choice of 2 designs for drawing and dining rooms.<br>Bathrooms : Glass partition for shower.<br>Kitchen : Modular kitchen of specified design with hob, chimney and designer sink. |
| Contact        | Praveen Pathak : +91 96182 47247<br>Murali Krishna : +91 97010 87656<br>Srikanth Naik +91 77024 74400                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

Project Writeup.  
Gulmohar Gardens

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Salient Features        | <ul style="list-style-type: none"> <li>➤ 354 flats on 8 acres of land.</li> <li>➤ 6 floors high rise with 2 basements for parking.</li> <li>➤ Ground floor fully landscaped, vehicle free zone for pedestrians only.</li> <li>➤ 3 BHK flats - 1,360 sft to 1,660 sft.</li> <li>➤ Plans approved by GHMC.</li> <li>➤ Clear title.</li> <li>➤ Gated community with modern amenities.</li> <li>➤ All flats designed as per vastu.</li> <li>➤ No commercial activities within site.</li> <li>➤ Located on 100 ft main road.</li> </ul>                                                                                                                                                                                                                                                                                                             |
| Amenities               | <ul style="list-style-type: none"> <li>➤ 20,000 sft clubhouse with <ul style="list-style-type: none"> <li>➤ Banquet Hall</li> <li>➤ Recreation Room</li> <li>➤ Cafeteria</li> <li>➤ Crech</li> <li>➤ Library</li> <li>➤ First aid Room</li> <li>➤ Gym</li> <li>➤ Yoga Room</li> <li>➤ Indoor Badminton Court</li> <li>➤ A/C Lounge</li> <li>➤ Swimming Pool</li> <li>➤ Society Office</li> </ul> </li> <li>➤ Children's Park.</li> <li>➤ Landscaped Gardens.</li> <li>➤ Automatic Lifts - 2 no's per block.</li> <li>➤ Power backup for all lights &amp; fans - upto 1KVA per flat.</li> <li>➤ Cement concrete road and street lighting.</li> <li>➤ Wifi security camera for each flat.</li> <li>➤ 24 hrs Security with CC cameras.</li> <li>➤ Vehicle access control with smart cards.</li> <li>➤ Large rainwater harvesting sump.</li> </ul> |
| Surrounding Development | <ul style="list-style-type: none"> <li>➤ Well developed residential locality. 6 kms from Metro Rail. Corporates - Infosys, Genpact, GVK Biotech. SEZ - Raheja IT Park, NSL IT Park, TCS ION. PSUs - ECIL, NFC, GAIL, HP, BP, IOL, BEL, NGRI, NIN, CCMB, IICT, NMDC, Railways. IDAs - Nacharam, Mallapur, Cherlapally, Kushiguda, Malkajgiri, Apparel Park. Schools - DPS, Johnson Grammar, St. Peter, ST. Anns, Suprabhat, KV. Colleges - OU, St. Anns, Little Flower, St. Pious, Sai Sudir, Vasundara, Sri Chitanya. Shopping &amp; Entertainment-Spar super market, Noma Talkies, Alpine super market, Asian cinemas.</li> </ul>                                                                                                                                                                                                             |
| Current Status          | <ul style="list-style-type: none"> <li>➤ Footings in A &amp; B blocks completed.</li> <li>➤ C Block Excavation work under progress.</li> <li>➤ Compound wall work under progress.</li> <li>➤ Site &amp; sales office completed.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Location                | <ul style="list-style-type: none"> <li>➤ 5 min drive from Moulali - 3 kms</li> <li>➤ 5 min drive from ECIL - 3 kms</li> <li>➤ 10 min drive from Habsiguda - 6 kms</li> <li>➤ 10 min drive from Tarnaka - 6 kms</li> <li>➤ 20 min drive from Secunderabad Railway station - 12 kms</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                | ➤ Located on 100 ft wide Mallapur main road Close to MMTS station                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Address        | Sy.No. 19, Mallapur,<br>Hyderabad- 500 076<br><b>Phone:</b> +91 -91210 21718<br><b>Email:</b> gmr@modiproperties.com                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Specifications | Structure : RCC.<br>Walls : 4" /6" Solid cement blocks.<br>External painting : Exterior emulsion.<br>Internal painting : Smooth finish with OBD.<br>Flooring : 2' x 2 ' vitrified tiles.<br>Door frames : Wood (non-teak).<br>Main door : Laminated / polished panel door.<br>Other doors : Painted panel doors.<br>Electrical : Copper wiring with modular switches.<br>Windows : Powder coated aluminum windows with grills.<br>Bathrooms : Branded ceramic tiles - 4 / 7 ft height.<br>Plumbing : CPVC & PVC pipes.<br>Sanitary : Cera / Parryware or equivalent brand.<br>CP fittings : Branded quarter turn ceramic disc type.<br>Kitchen platform : Granite slab with 2 ft dado and SS sink.<br>Windows : mosquito mesh in bedrooms<br>Bathrooms : Branded designer ceramic tiles – 4 / 7 ft height.<br><b>Luxury Flat (Deluxe Flat with Following Alternations):</b><br><br>False ceiling : Designer false ceiling in drawing & dining.<br>False ceiling : Choice of 2 designs for drawing and dining rooms.<br>Bathrooms : Glass partition for shower.<br>Kitchen : Modular kitchen of specified design with hob, chimney and designer sink. |
| Contact        | Praveen Pathak : +91 96182 47247<br>Murali Krishna : +91 97010 87656<br>Srikanth Naik +91 77024 74400                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |