



Serene Farms

Chevella, Hyderabad

a place to get away and put up your feet.
be one with nature!



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

I always wanted a farmhouse, but...
If I had a farmhouse, I would...
Get your answers here!

A large, leafy tree with white blossoms stands in a sunlit field. The sun is shining brightly through the leaves on the right side of the frame, creating a warm, golden glow. The ground is covered in green grass and yellow wildflowers.

Go back to nature!

I always wanted a farmhouse but it is difficult to identify land, build a house and develop the farm.

Modi Properties has done all the hard work for you ... identified land, checked title, bought it, built your home, developed your farm, planted your trees and watered them. Everything is ready to take ownership, move in and get on with your life!

An aerial perspective of a large-scale residential development. The layout features a central corridor of white, two-story houses with orange accents, flanked by dense rows of green trees. In the foreground, there is a large open area with a basketball court, a soccer field, a swimming pool, and a clubhouse. A wide road runs along the right side of the development, with a car visible. The background shows more greenery and a distant road.

Imagine a farm less than an hour away.

I always wanted a farmhouse but affordable lands for farms are too far away.

Serene Farms is just 40 minutes away from the ORR junction at Gachibowli (37 kms). Just cruise up and down on a well developed road.

A scenic view of a farm. In the foreground, there is a calm pond reflecting the sky. Behind the pond is a lush green field with several animals, including white and brown goats or sheep, grazing. A red metal gate is visible on the left side of the field. In the background, a white farmhouse with a grey roof is nestled among large, leafy green trees. The sky is overcast.

Don't sweat ... just keep smiling!

I always wanted a farmhouse but it is very difficult to maintain.

At Serene Farms one thing you won't have to do is work, because we will do all the maintenance for you.

We will provide weekly housekeeping services and daily gardening services. You can visit any time and expect a clean home and well maintained garden. Moreover, any time you come to stay, there is help on demand. Plantation in rest of your farm shall be developed and maintained by us. Visit or stay any time. No worries!.

T&C Apply, of course.

Your farm will keep you healthy,
wealthy and wise.



I always wanted a farmhouse but it is too expensive to maintain.

Serene Farms offers housekeeping and gardening services free of cost for the first 3 years. With nominal monthly charges, thereafter. We will keep 85% of your land green by developing and maintaining a plantation on it.

We will pay for it. Of course, the cost of developing and maintaining the plantation shall be recovered from sale of its produce.

A person is shown from the waist down, wearing a blue patterned dress, using a wooden hoe to till rich, reddish-brown soil. The soil is being turned into clumps. In the background, there is a dense patch of tall green grass. A small green seedling is visible in the foreground, planted in the tilled soil.

Deep in every person's heart
is a desire to till the earth.

If I had a farmhouse I would love to grow my own fruits and vegetables.

Serene Farms ensures that your desire is fulfilled from day one. Your farmhouse comes with a small vegetable garden and a fine selection of fruit trees, exclusively for your table. Produce like tomato, chilli, brinjal, carrot, french beans, lemon, guava, mango, papaya, custard apple, sweet lime, chikoo & coconut, gives you variety and plenty of satisfaction. Especially, when it is on your plate.



Your farm. Your home!

If I had a farmhouse I would love to spend weekends in the farmhouse.

Choose between a 400 sft single bedroom cottage and a 1,000 sft two bedroom villa with modern RCC construction. Enjoy a rustic environment! No compound walls - just green fencing with shrubs and trees. No roads – just properly consolidated earth. Live in the beauty and natural habitat provided by nature, all around you.

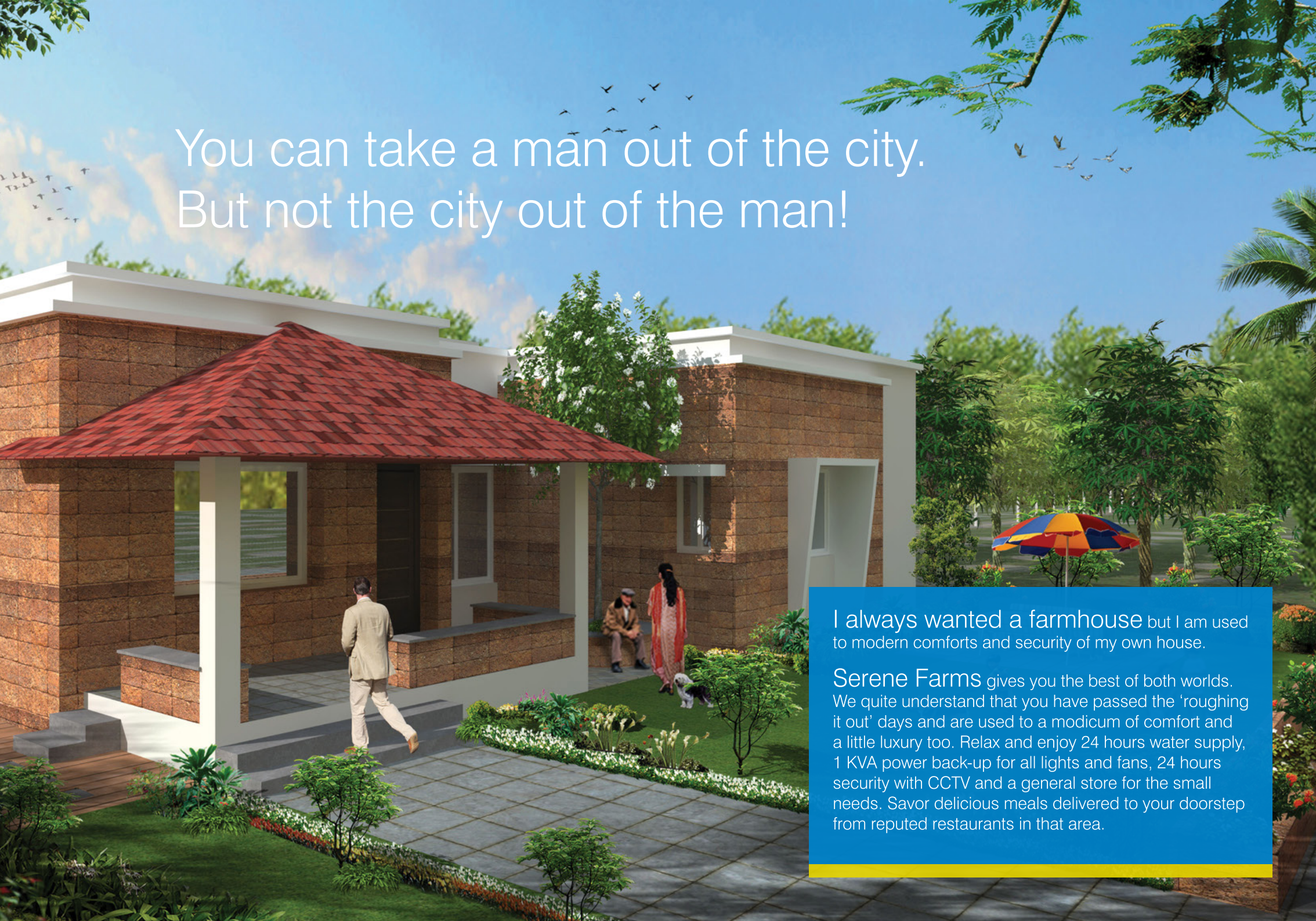


Be a great host!

Family aside, you have friends, business associates and others to host and entertain.

To ensure that this does not come in the way of your privacy, Serene Farms has 6 guest cottages as a part of the clubhouse complex. The clubhouse itself comes with modern amenities like banquet hall, swimming pool, recreation room, gym, sports facilities and lawn for banquets.

However, the clubhouse and cottages shall not be available for commercial use like corporate events, parties, weddings and other events that might disturb the peace of other residents.



You can take a man out of the city.
But not the city out of the man!

I always wanted a farmhouse but I am used to modern comforts and security of my own house.

Serene Farms gives you the best of both worlds. We quite understand that you have passed the 'roughing it out' days and are used to a modicum of comfort and a little luxury too. Relax and enjoy 24 hours water supply, 1 KVA power back-up for all lights and fans, 24 hours security with CCTV and a general store for the small needs. Savor delicious meals delivered to your doorstep from reputed restaurants in that area.



Surprise!
It really fits your wallet.

I always wanted a farmhouse but it is unaffordable.

We have kept the best news for last. A farmhouse at Serene Farms costs less than a two bedroom flat in the heart of the city!

To be absolutely candid, this is not a real estate investment! You have done that. You have been there. Now indulge yourself.

While in pursuit of your ambitions, you also need to invest in your wellbeing. Recover, rejuvenate, recoup your mental and physical strength. Make refreshing decisions that impact your future.

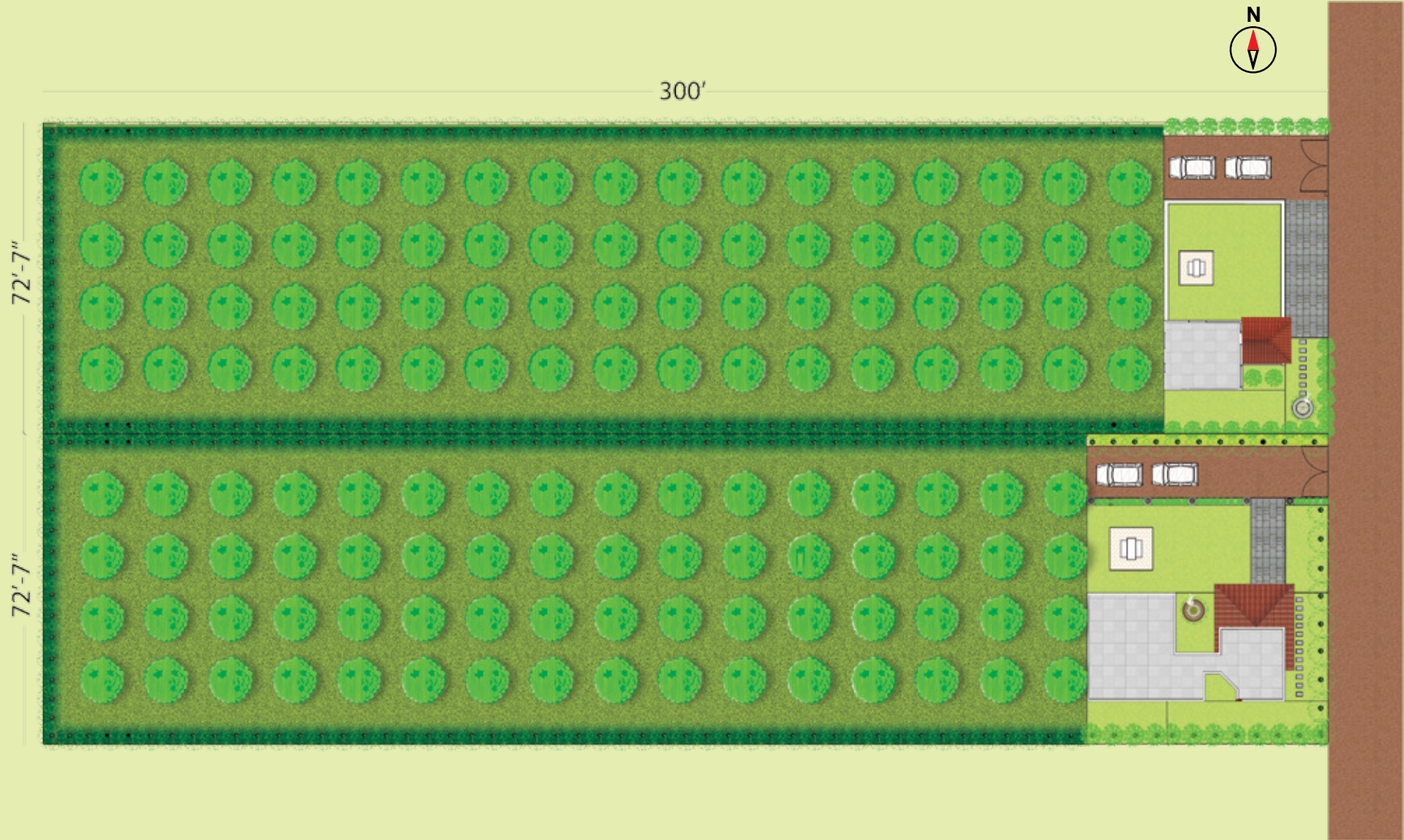
The most important decision will have to be taken now ...

your investment in Serene Farms.

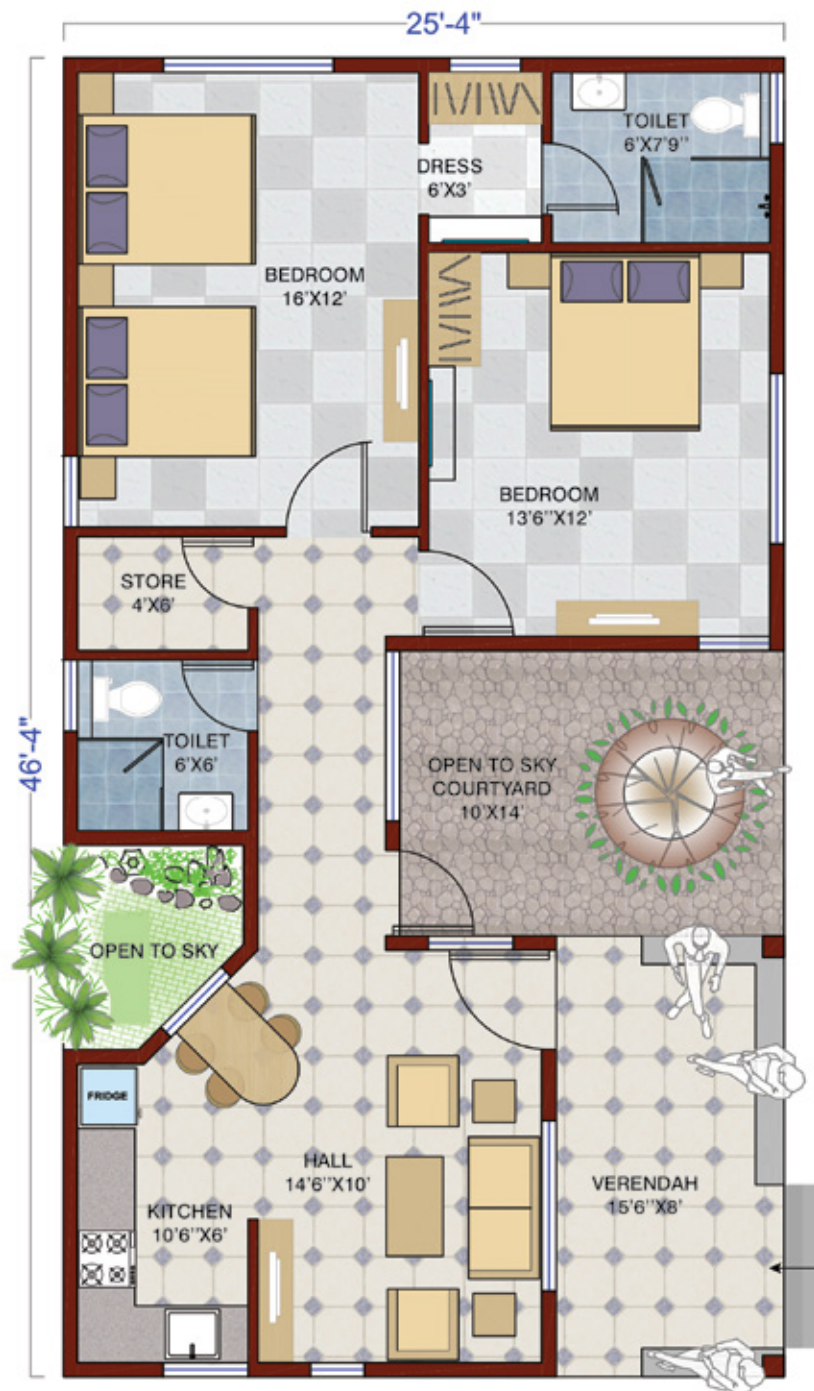
Layout Plan



Farm with Villa / Cottage



Villa Plan



Cottage Plan



Salient Features:

- Fully developed affordable ½ acre farmhouses with cottage/villa.
- Development restricted to a single floor.
- Rustic environment. Green fencing with kadis, barbwire, trees and bushes. Properly consolidated earthen roads.
- No additions and alterations shall be permitted for a period of 12 years.
- Phase I - 50 farmhouses on 32 acres.
- Farmhouse cannot be used for commercial activity¹.



Villa/Cottage details:

- Option of 400 sft one bedroom cottage or 1,000 sft. two bedroom villa.
- Villa with two bedrooms, kitchen, two bathrooms, store room, drawing cum dining and sit- out.
- Cottage with one bedroom, partial kitchen, bathroom & sit-out.
- Lawn, kitchen garden, fruit trees, parking and gate in each farmhouse.
- Less than 5% of land used for construction.
- About 15% land for farmhouse, lawn, vegetable garden, fruit trees and parking. About 85% land for agriculture and plantation activity.
- Modern RCC construction with rustic look.
- Optional - 200 sft servant quarter in each farm (at extra cost).
- Optional - fully furnished villa or cottage (at extra cost).



Plantation details:

- About 15% of land for personal use and balance 85% for plantation activity.
- Personal use land is for cottage/villa, lawns, kitchen garden, fruit trees and parking.
- Choice of 6 vegetables for kitchen garden for personal consumption.
- Choice of 8 fruit bearing trees for personal consumption.
- No charges for development and maintenance of plantation.
- Cost of plantation activity to be recovered from produce of agriculture/plantation over 12 years⁴.
- More than 200 trees and 300 plants in each farm.
- Well designed automated irrigation system with sprinklers and drip irrigation.
- Organic farming⁵.



Clubhouse⁶ details:

- Swimming pool
- Banquet hall
- Recreation room cum cafeteria
- General store
- Childrens park
- Open air badminton courts
- Basketball court
- Amphitheatre
- 6 cottages for guests
- Use of clubhouse and cottages to be restricted to members/residents⁷. Clubhouse and cottages shall not be used for commercial activities like corporate parties, weddings, etc.

Services:

- Professional housekeeping, gardening and security services².
- Once a week housekeeping services and on demand³.
- Maintenance of kitchen garden and fruit bearing trees.
- 1 KVA backup power for each farmhouse for all lights and fans.
- 1,000 ltrs storage tank for each farmhouse with 24 hours water supply.
- Delivery of food and beverages through tie-up with reputed restaurants.
- Gated community with 24 hours security with CCTV.

Notes: 1. Cottages/villas cannot be leased on nightly basis. Long term lease shall be permitted after obtaining NOC from Association. 2. Monthly maintenance charges shall be about Rs. 3,500/- per month (waived for first 3 years). 3. On demand housekeeping services shall be at nominal charge. 4. Agriculture / plantation is not commercially viable especially on a small scale. Estimated cost of maintaining ½ acre plantation is about Rs. 10,000/- per month. On a larger scale the agriculture/ plantation activity can be managed just short of break even. 5. Every effort to be made for organic farming. Only in exceptional circumstances, beyond our control, synthetic fertilizers and pesticides may be used. 6. Apart from club membership fees, nominal annual subscription fees shall be payable. 7. Members/residents shall be responsible for conduct of their guests.

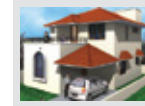


Specifications:

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



Completed Projects



SILVER OAK BUNGALOWS
Phase I & II, Cherlapally, Hyderabad
150 Duplex bungalows on 12 acres



GULMOHAR GARDENS
Mallapur, Hyderabad
505 flats on 8 acres



MAYFLOWER PARK
Nacharam, Hyderabad
550 flats on 4.8 acres



MAYFLOWER HEIGHTS
Mallapur, Hyderabad
280 flats on 4 acres

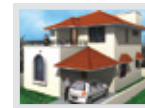


SILVER OAK APARTMENTS
Cherlapally, Hyderabad
120 flats on 1 acre



PARAMOUNT RESIDENCY
Nagaram, Hyderabad
260 flats on 3 acres

Current Projects



SILVER OAK BUNGALOWS
Phase III, Cherlapally, Hyderabad
102 Duplex bungalows on 9 acres



NILGIRI HOMES
Rampally, Keesara, Hyderabad
95 Villas on 6.5 acres



BLOOMDALE
Shamirpet, Hyderabad
72 Bungalows on 5 acres



VILLAS AT SILVER CREEK
Nagaram(Cherlapally), Hyderabad
44 Villas on 3 acres



GREENWOOD RESIDENCY
Kowkur, Bolarum, Secunderabad
345 flats on 6 acres



VISTA HOMES
Kushaiguda, Hyderabad
403 flats on 5.6 acres



PARAMOUNT AVENUE
Nagaram, Hyderabad
208 flats on 2 acres



MAYFLOWER GRANDE
Mallapur, Hyderabad
370 flats on 3 acres



VILLA ORCHIDS
Kowkur, Secunderabad
343 duplex villas on 21 acres



NILGIRI ESTATE
Rampally, Hyderabad
79 Villas on 5 acres



HOME-LINE VERDURE
Sainikpuri, Hyderabad
25 flats on 1,600 sq.yds

Promoter's Track Record

- 40 years track record
- 25 lakh sft of construction completed
- 20 lakh sft under construction
- 25 projects successfully completed
- 400 villas completed
- 2,250 flats completed



Serene Farms

Chevella, Hyderabad

Location Map



Location & Directions:

- 40 minutes drive from ORR junction at Gachibowli - 37 kms
- Connected by well developed roads.
- Located on 66 ft wide main road.
- 4 kms from Pragati Resorts.
- Directions - Take APPA junction exit on ORR (10 kms from Gachibowli). Proceed toward Moinabad and take right for Chilkur (7 kms from exit). Proceed on the Chilkur road for 20 kms. Serene Farms is just 600 mtrs from Yenkepally X Roads.
- Alternate directions - From Kokapet drive to Shankarpally and then proceed towards Chevella (left turn after Shankarpally). Take right at Yenkepally X roads (9 kms from Shankarpally). Serene Farms is just 600 mtrs from Yenkepally X Roads.

Architects:

ARDES
ARCHITECTURE. DESIGN

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