

Project Writeup.
Modi Farm House HYderabad LLP

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 activity.
Amenities	➤ Clubhouses 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.
Current Status	➤ Model cottage and villa completed. ➤ 10 farmhouses completed. ➤ 38 farmhouses under construction. ➤ Water supply, drip irrigation for plantation, storage ponds, etc. completed. ➤ Roads completed. ➤ Clubhouse and swimming pool completed. ➤ Main gate - completed. ➤ Plantation of 20,000 trees completed. ➤ 6 guest cottages completed.
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 farming.
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. Less than 20% land used for farmhouse, lawn and parking. Over 80% land used for agriculture/ 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).
Service	➤ 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.
Location	➤ 40 mts drive from ORR junction at Gachibowli - 37 kms ➤ Connected by very good roads. ➤ Located on 66 ft wide main road. ➤ 4 kms from Pragati Resort. ➤ 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 Yenkapally x roads. ➤ Alternate directions – From Kokapet drive to Shankarpally and then proceed towards Chevella (left turn after Shankapally). Take right at Yenkapally x roads (9 kms from Shankarpally). Serene Farms is just 600 mtrs from Yenkapally x roads.
Address	Sy no. 44, Yenkepally Village, Chevella Mandal, R.R. Dist. Telangana- 501 503. Phone: +91-89789 54006 Email: serene@modiproperties.com
Specifications	Structure : RCC Walls : Cement blocks External painting : Exterior emulsion Interior painting : Smooth finish with OBD. Flooring : Rustic ceramic / vitrified tiles. Main door frames : Wood with polished panel door. Internal door frames : Wood with painted panel door. Windows : Aluminium 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
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