

Project Writeup.  
 Mayflower Grand  
 Date : 15-05-2020

<p><b>Salient Features</b></p>	<ul style="list-style-type: none"> <li>➤ 370 flats on 3 acres of land.</li> <li>➤ Ground + 9 floors with 2 basements for parking.</li> <li>➤ Ground floor fully landscaped, vehicle free zone for pedestrians only.</li> <li>➤ 2 BHK flats from 1,070 sft to 1,200 sft.</li> <li>➤ 3 BHK flats from 1,400 sft to 1,625 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 200 ft main road.</li> </ul>
<p><b>Amenities</b></p>	<ul style="list-style-type: none"> <li>➤ 17,000 sft club house with             <ul style="list-style-type: none"> <li>➤ Banquet Hall</li> <li>➤ Business centre</li> <li>➤ General store</li> <li>➤ Recreation Room</li> <li>➤ Cafeteria</li> <li>➤ Creche</li> <li>➤ Library</li> <li>➤ First aid room</li> <li>➤ Gym</li> <li>➤ Yoga room</li> <li>➤ Swimming pool</li> <li>➤ Society office</li> <li>➤ Jacuzzi, Sauna</li> </ul> </li> <li>➤ Badminton Court.</li> <li>➤ Squash Court.</li> <li>➤ Childrens Park.</li> <li>➤ Landscaped Garden.</li> <li>➤ Automatic Lifts.</li> <li>➤ Power backup for all lights &amp; fans - upto 1KVA per flat.</li> <li>➤ Drinking water supply through under the counter RO plant for each flat.</li> <li>➤ Cement concrete road and street lighting.</li> <li>➤ 24 hrs Security with CC cameras.</li> <li>➤ Vehicle access control with smart cards.</li> </ul>
<p><b>Surrounding Developments</b></p>	<ul style="list-style-type: none"> <li>➤ Well developed residential locality.</li> <li>➤ 5 kms from Metro Rail.</li> <li>➤ Corporates - Infosys, Genpact, GVK Biotech.</li> <li>➤ SEZ - Raheja IT Park, NSL IT Park.</li> <li>➤ PSUs - ECIL, NFC, GAIL, HP, BP, IOL, BEL, NGRI, NIN, CCMB, IICT, NMDC, Railways.</li> <li>➤ IDAs - Nacharam, Mallapur, Cherlapally, Kushaiguda, Malkajgiri, Apparel Park.</li> <li>➤ Schools - DPS, Johnson Grammar, St. Peter, St. Anns, KVP.</li> <li>➤ Colleges - St. Anns, Little Flower, St. Pious, OU.</li> </ul>
<p><b>Current Status</b></p>	<ul style="list-style-type: none"> <li>➤ All flats completed and handed over / ready for possession.</li> <li>➤ Landscaping completed.</li> <li>➤ Amenities including clubhouse, swimming pool, compound wall, roads, electric power connection, lifts, power backup, etc., completed.</li> </ul>

Location	<ul style="list-style-type: none"> <li>➤ 5 Minutes drive from Hubsiguda X roads - 4 kms.</li> <li>➤ 10 Minutes drive from Tarnaka X roads - 6 kms.</li> <li>➤ 20 Minutes drive from Secunderabad Railway Station - 9 kms.</li> <li>➤ Located on 200 ft wide Mallapur Main Road.</li> </ul>
Address	<p>Sy.No. 191, Mallapur Main Road, Hyderabad- 500 076</p> <p><b>Phone:</b> +91 -80190 72342 <b>Email:</b> <a href="mailto:bnc@modiproperties.com">bnc@modiproperties.com</a></p>
Specifications	<p><b>Semi-Deluxe Flat:</b></p> <p>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 &amp; 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</p> <p><b>Deluxe Flat (Same as Semi-Deluxe Flat with Following Alternations):</b></p> <p>False ceiling : Choice of 3 designs for drawing and dining rooms  Windows : mosquito mesh in bedrooms  Bathrooms : Branded designer ceramic tiles - 4 / 7 ft height, single lever shower fitting, Glass partition for shower.  Kitchen : Modular kitchen of specified design with hob, chimney and designer sink</p>
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