

Salient Features	➤ Designed for affordability. ➤ 114 villas on 7.5 acres. ➤ 95 villas on 6.45 acres, sold-out and nearing completion ➤ Separate apartment block - 8 flats. ➤ Plot sizes from 161 sq. yds. ➤ Built-up area 2,040 sft. ➤ Low density development with large open spaces. ➤ GHMC approved ➤ Clear title. ➤ Design as per vastu. ➤ Gated community with modern amenities. ➤ Underground cabling for power supply and communication. ➤ Pollution free environment.
Amenities	➤ Clubhouse ➤ Banquet Hall ➤ Recreation room cum cafeteria ➤ Creche ➤ Society Office ➤ First-aid Room ➤ Gym ➤ Yoga Room ➤ Lawns for banquets ➤ Swimming pool ➤ Sports facilities ➤ Children's park ➤ Landscaped gardens ➤ 1 KVA backup power for each villa ➤ Cement concrete roads and street lighting ➤ Drinking water through RO plant ➤ 24 hours security with CCTV. ➤ Wifi security camera for each villa. ➤ Vehicle access control with smart card ➤ 2,000 ltrs water tank for each villa
Current Status	➤ Model villas completed. ➤ Road work completed. ➤ Compound wall nearing completion. ➤ 50 villas completed. ➤ 65 villas nearing completion. ➤ Main gate work under progress. ➤ Clubhouse work under progress.
Location	➤ 10 minutes drive from ECIL cross roads - 5 kms. ➤ 15 minutes drive from Neredmet cross roads - 9 kms. ➤ 20 minutes drive from Hubsiguda cross roads - 11 kms. ➤ 20 minutes drive from Tirumalgiri cross roads - 12 kms. ➤ 10 minutes drive from Infosys / Mindspace - 5 kms. ➤ Next to Govt. of India, Mint and Cherlapally Industrial Area. ➤ Connected by 100 ft main road. ➤ Close to proposed MMTS station.
Address	Sy. No. 294, Cherlapally, Hyderabad- 501 301 Phone: +91 99499 93587 Email: sov@modiproperties.com

Specifications	Structure : RCC. Walls : Cement blocks. External painting : Exterior emulsion. Interior painting : Smooth finish with OBD. Flooring : Branded 2 x 2 ft vitrified tiles. Main door : Wood with polished panel door. Internal door frames : Wood with paint. Door shutters : Painted panel doors with branded hardware. Windows : Aluminium sliding windows with grills. Sanitary : Cera / Parryware/ Hindware or equivalent brand. CP fittings : Branded quarter turn. Bathrooms : Branded designer tiles upto 7 ft. Kitchen : Granite slab with 2ft dado and SS sink. Electrical : Copper wiring with modular switches. Plumbing : CPVC / PVC pipes
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