

aruna@modiproperties.com

Salu

NP

From: Soham Modi <sohammodi@modiproperties.com>
Sent: 21 December 2019 14:39
To: Aruna
Subject: Fw: New property details

Print

Regards,
Soham Modi.

From: malvesachin@yahoo.com
Sent: December 21, 2019 2:33 PM
To: sohammodi@modiproperties.com
Subject: New property details

Greetings of the day
Please find the attachments

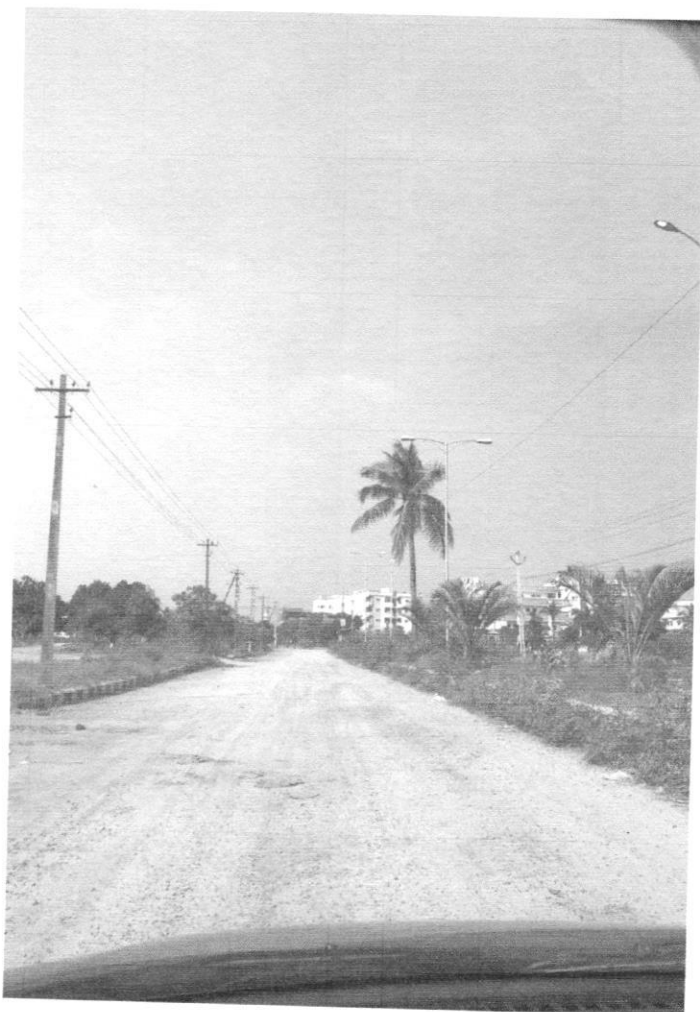
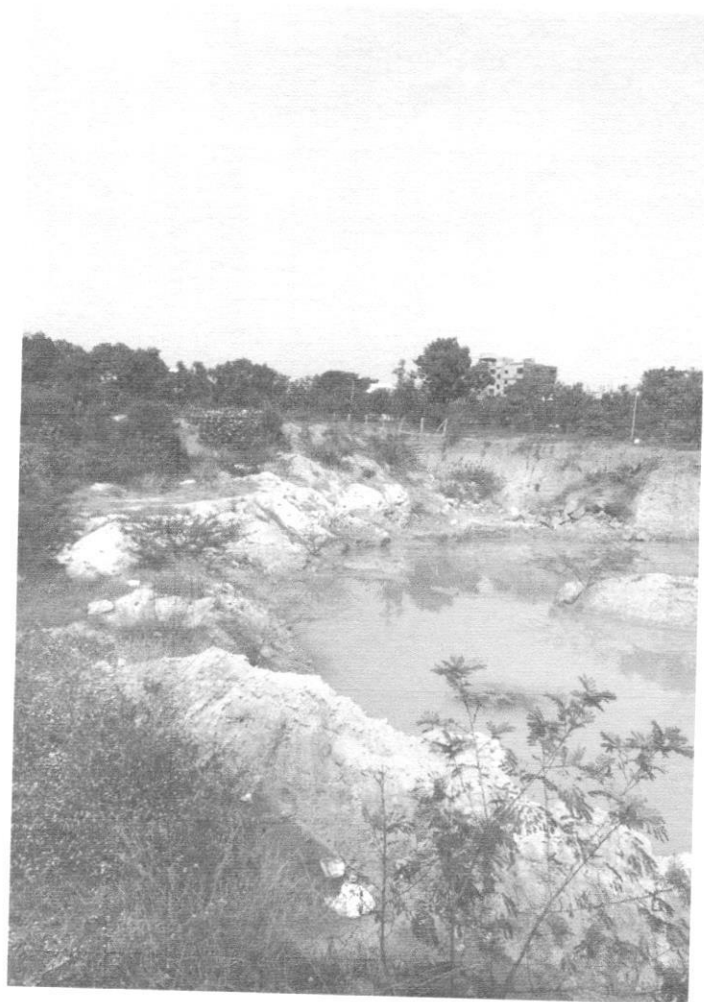
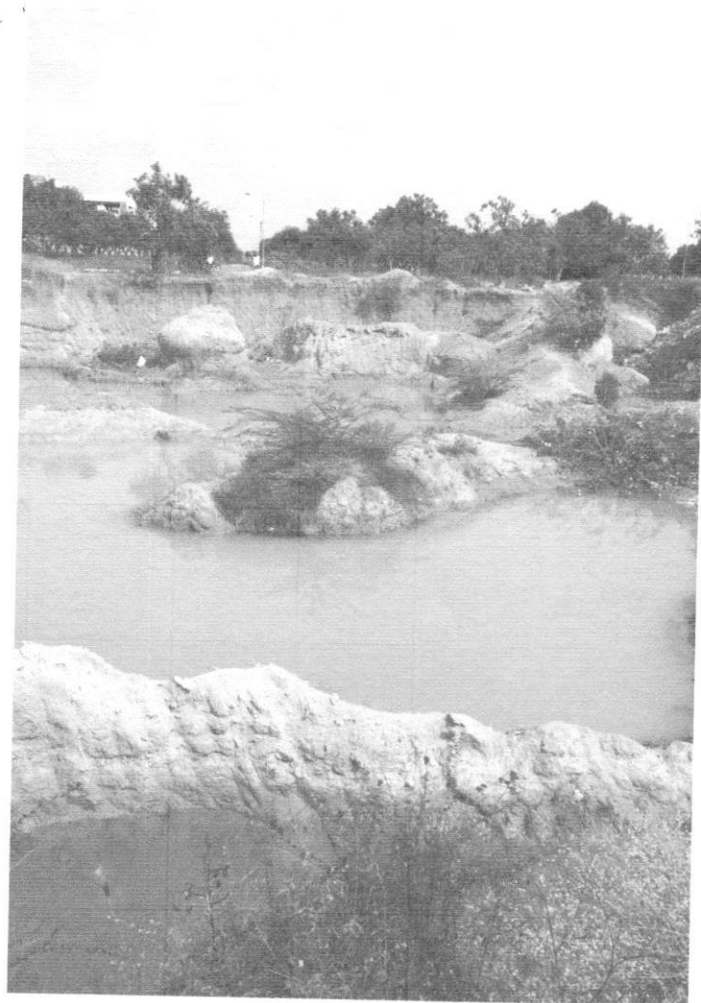
① Need plan of site.

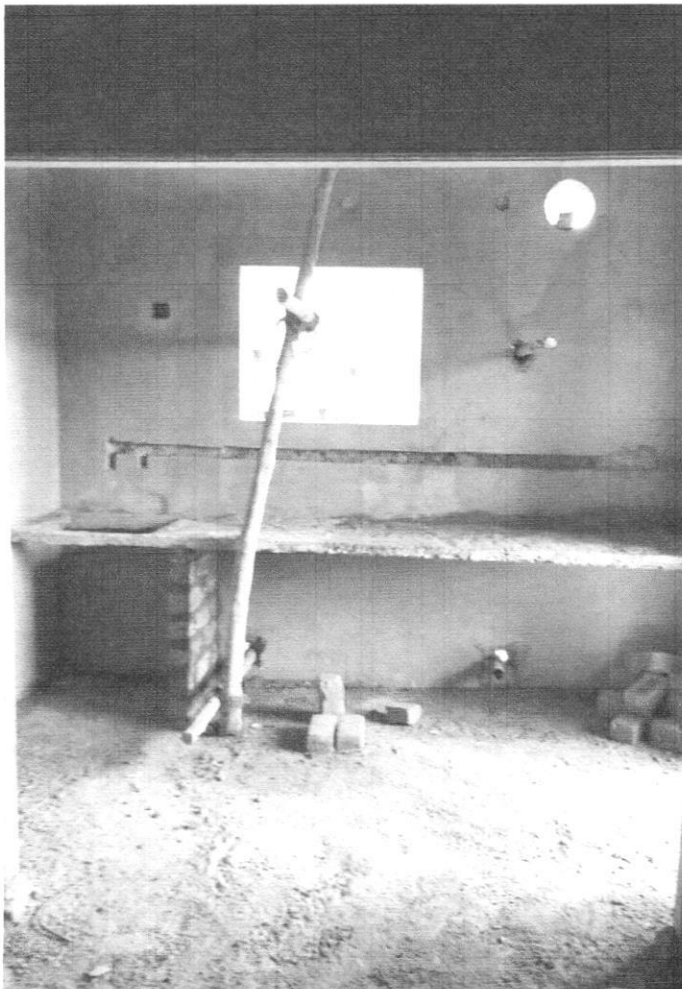
NEW PROPERTIES – INFO SHEET

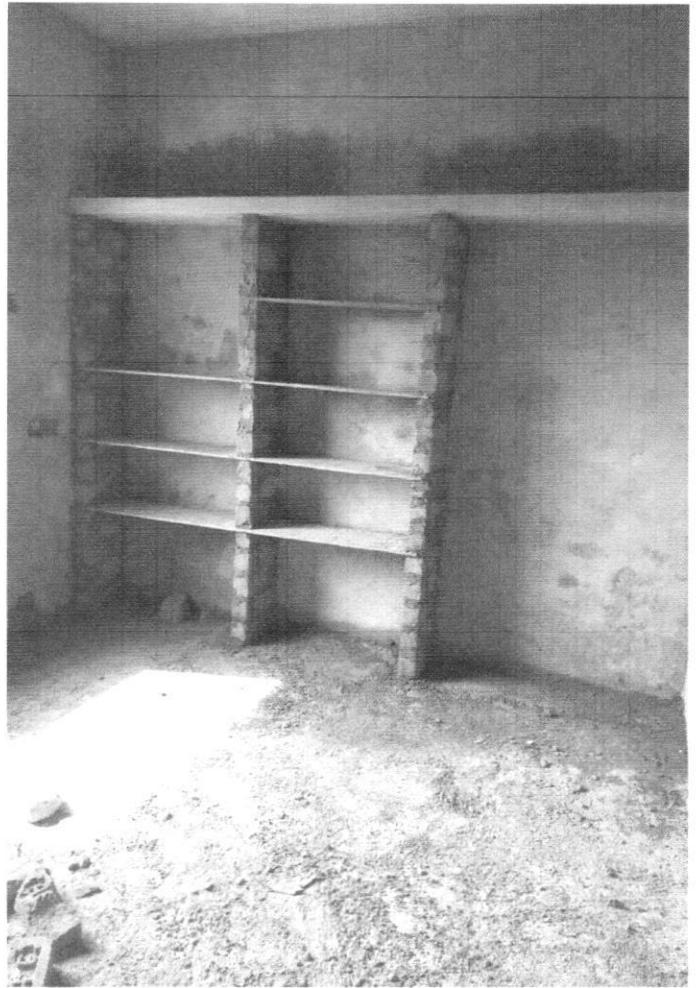
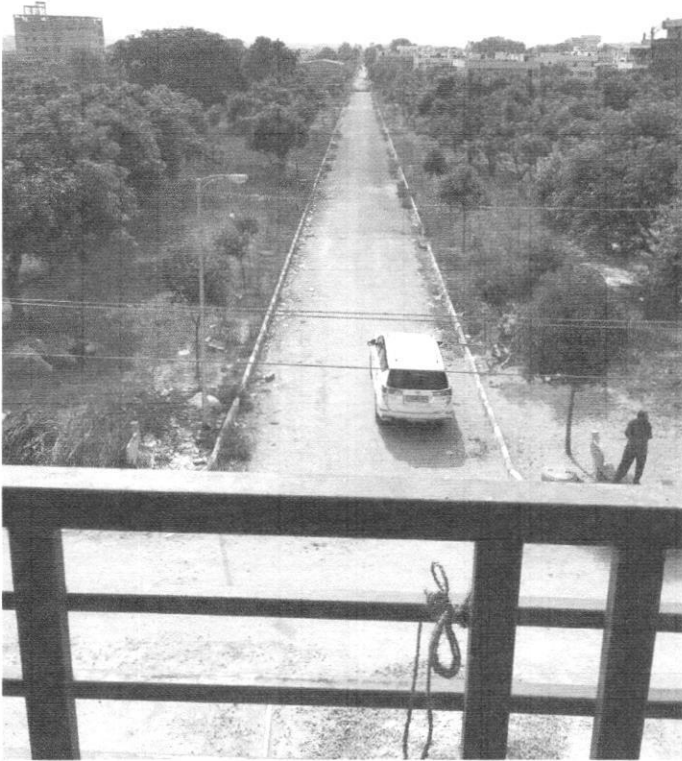
Date	20-12-2019
Info. Sheet prepared by	SACHIN MALVE
Area (sq. yds. / acres)	5000 SQ YARDS
Location	MEDCHAL (KLR VENTURES)
Distance from nearest main road	
Distance from nearest prominent location	1.5 Km from Highway /2.1 km from Medchal town
Surrounding Area	Open undeveloped land / Agricultural land / Flats / Independent houses / Plots / Industries / Other
Approach road	Paved Road width 100 ft.
Land use as per UDA	Residential zone
Nature of Title	Registered Sale Deed
For sale – rate per acre/sq. yard	Land rates around 25 to 27 k per yard
For development - ratio and deposit	50-50 can go to 60-40 on negotiations
Property referred by	Estate Agent / Acquaintance / Agreement Holder / Owner / Through Ad / Other RAVI

FOLLOW-UP DETAILS:

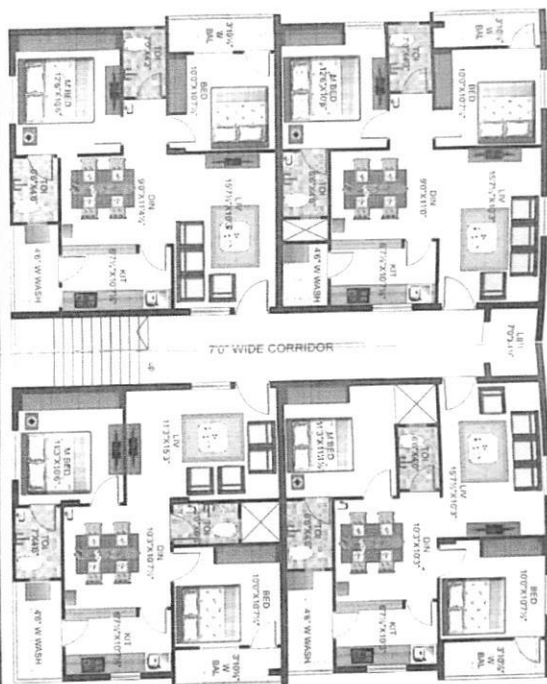
<i>Details / Comments</i>
Property seen on this date by 20-12-2019
1. Property is situated in a venture (klr ventures) 27 kms from Paradise 2. Has 3 sides road North, South, & East side , west is proposed land for school (7200 sqyards) 3. Owned by Marwari business man living in Kompally 4. Entire land is dug up to around 20 ft below road level, apparently owner sold the dug up soil . till neighbours complained to M R O 5. Land is under residential use only 6. Extreme availability of land parcels for future ventures 7. Can do project in phases 8. Currently lot of construction activity for apartments & independent houses (photos enclosed) 9. Apartments being sold for Rs.3500/- sq feet (1000 sq ft 2 bed room apartments including all amenities giving one car parking) 10. Prospective customers i) Workers from Shantha Bio-tech Pharma company (1/2 km from site) ii) Creek International school – 1.5 kms iii) Mallareddy institute of Technology (located in venture) iv) Neeraj international school (5 kms) 11. Water @ 400 ft for Bore well, Good water table <u>Analysis:-</u> 1 Good place to get our name in the area as plenty of land available for more projects 2 Can get land at fairly reasonable price 3 Future looks good as it is as good as being in Medchal town 4 However personally feel that sales will come a little slower as it seems to be a ready to occupy market, But future is good 5 Realizable rentals are around 10 to 12k per month for a 1000 sft house, 3k more if furnished 6 Can do the project if the deal is quiet favourable to us







Floor Plan



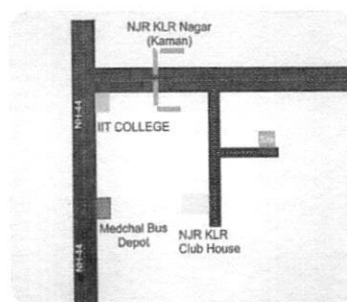
Part No.	Area (S.F.)	Area (Sq. Ft.)
1	1000	1000
2	1000	1000
3	1000	1000
4	1000	1000

SPECIFICATIONS

STRUCTURE:	RCC Framed Structure with 9" exterior walls & 4 1/2" internal walls.
WALLS:	Red brick with two coat sponge finish.
FLOORING:	Vitrified tiles in all the rooms.
STAIRCASE / CORRIDORS:	Gazed tiles for staircase and corridor.
WINDOWS:	Aluminium windows with MS Grills.
DOORS:	Teak Door frames with flush doors.
KITCHEN:	Black Granite kitchen platform, SS Sink 2" height tiles.
PAINTING:	Lupam finish OBD on interior walls, Exterior with paints.
ELECTRICAL:	Concealed copper / Aluminium wiring, DB's with MCB's and Isolators Adequate power and plug points Modular switches (ABB) Concealed Telephone and TV points A/C point in all master bedroom.
TOILETS:	Designer ceramic tiles. Best quality sanitary and CP fittings, Indian and western come outs.
PLUMBING:	Good quality CPVC pipes and PVC (Prince Make) lines. Separate hot and cold plumbing, provision for geyser.
WATER SUPPLY:	Bore water
LIFTS:	6 persons Lift.
GENERATOR:	Generator backup for lifts and Common area lighting.

NOTE : Registration fee GHWC D.D., G.S.T. will be borne by customer.

Location Map



Promoters & Builders

Rayala Builders & Developers
Old Bowenpally, Secunderabad - 500011.
Cell: 9246338229, 8019999739.

Architects & Engineers

Aveeghna
Architects & Engineers
Plot No. 2, 1st Floor, Main Road,
Shapur Nagar, Hyderabad - 500055.
Cell: 9989312762.

Note: This Brochure is only a conceptual presentation of project and not a legal offering. The promoters reserve the right to make changes in elevation, plans and specifications as deemed fit.

SAI SHUBAM

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