

Sale

From: sohammodi@modiproperties.com
Sent: 12-03-2020 7:15 PM
To: aruna
Subject: FW: UPPAL PROPERTY DETAILS
Attachments: pic 1.jpg; pic 2.jpeg; pic 3.jpeg; pic 4.jpeg; pic 5.jpeg; pic 6.jpeg; pic7.jpeg; pic 8.jpeg; pic 9.jpeg; pic 10.jpeg; pic 11.jpeg; pic 12.jpeg; pic 13.jpeg; UPPAL PROPERTY INFO SHEET.doc; PALM COVE BROUCHERS.pdf

Print 4 photos to a page

Regards,

Soham Modi

From: sachin Malve <malvesachin@yahoo.com>
Sent: 12 03 2020 05:52 PM
To: Soham Modi <sohammodi@modiproperties.com>
Subject: UPPAL PROPERTY DETAILS

Greetings of the day Soham Bhai

Please find the attachments

Thanks & Regards

Sachin

NEW PROPERTIES – INFO SHEET

Date	12-03-2020
Info. Sheet prepared by	SACHIN
Area (sq. yds. / acres)	2.7 ACRES
Location	Uppal
Distance from nearest main road	300 meters from highway Uppal
Surrounding Area	Open undeveloped land / Flats / Independent houses
Approach road	Paved - Road width 20 ft. cement road
Land use as per UDA	Residential zone
Nature of Title	Registered Sale Deed
Name, age, contact numbers and occupation of owners	Owned by Rahul Singh belongs to MAHARAJA RANA PRATAP SINGH family. (have 50 plus acres in vicinity)
For development - ratio and deposit	JDA around 70-30 / 65-35
Name of Estate Agent, Address & Phone No.	JLL
Remarks:	Main road is 40ft . will go to 60 or 100ft. Approach road is 20ft cement road

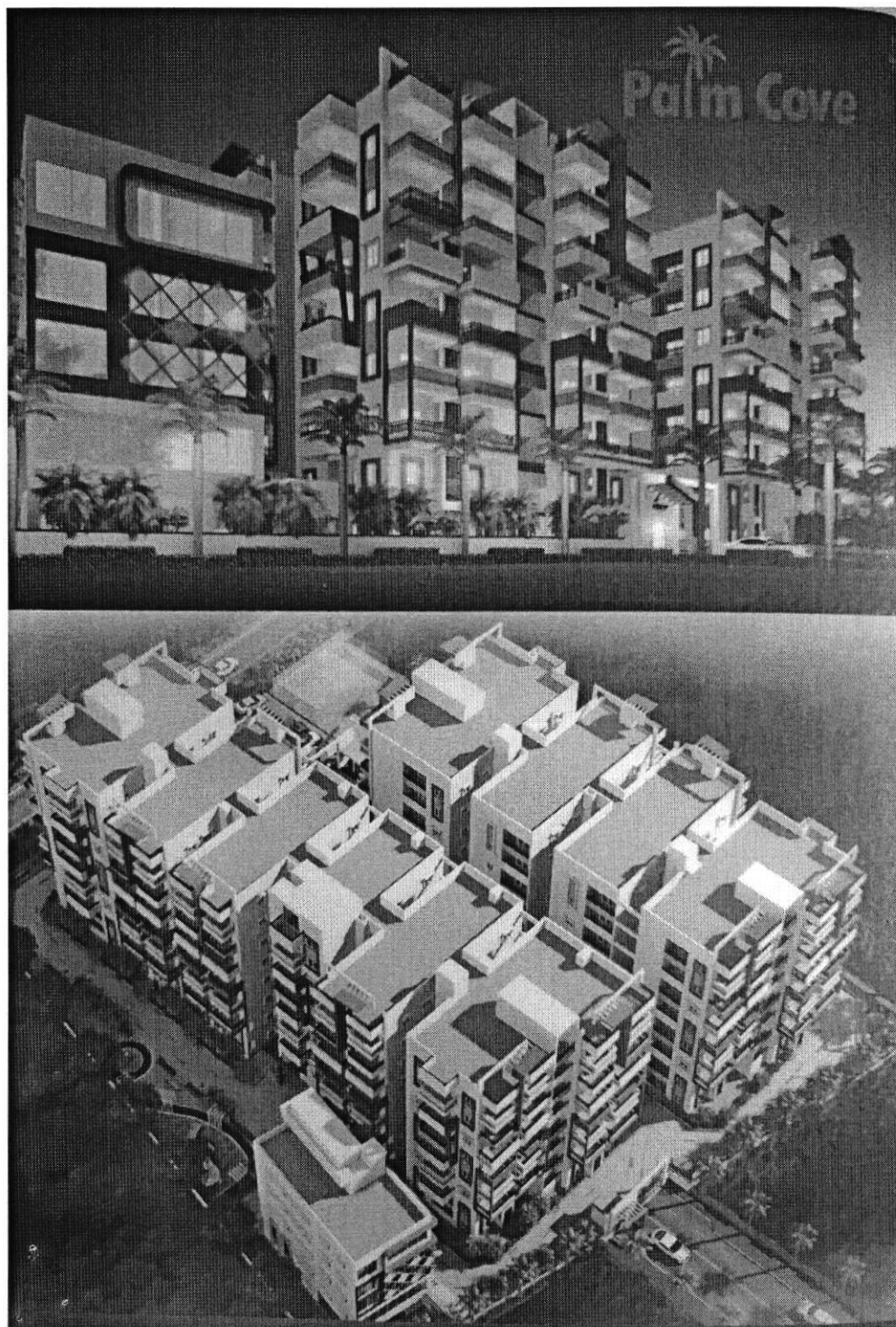
FOLLOW-UP DETAILS:

Details / Comments

- 1 Land touching a nala (about 20 ft width) on one side & Temple on the other side
- 2 100 mts from Uppal Bhagaith Venture (100 acres) done by HMDA
- 3 Internal roads going in to independent houses and apartments are 30ft.
- 4 Prospective clients from Warangal, Boduppal, Genpact and Infosys.
- 5 6 kms from Genpact which has given 14 acres land to Ramky to make 7 Lakh sq ft office space for them & rest apartments in which Genpact will have no share
- 6 Land immediately behind the site is owned by An IAS officer Mrs.Srilaxmi wife of Mr. Gopi Ex D.G . of fire department & has been leased out to L&T (sheds)
- 7 Behind this land 25 acres has been leased to L&T where an RMC plant is being set up
- 8 Land rate is around 12cr per acre , Owner asking 10% as Fixed deposit
- 9 Only big venture / Gated community coming up is **PALM COVE** which is about 100 mtrs from site
- 10 1000 sft to 1958 sft apartments @ 4700/- per sq ft (not negotiable) plus 7 lakh rupees for amenities (negotiable by 1 to 1.5 lakh)
- 11 150 flats in 2 blocks total . 95 sold out.
- 12 Venture started in 2017 & rate was Rs.2500/- per sft then
- 13 Parryware fittings, 2/2 tiles, R/o mineral water plant, power back up for lift & only tube lights & fans in apartments
- 14 4 bore wells, water@60ft. went till 400ft
- 15 10ft distance between flats, 10ft hallways

My Analysis :-

Through the main approach road is 40ft only & internal roads are 25/30 feet, there are no decent gated communities around, we will have no competition. And for our pricing we should be able to sell, especially when clients compare us to PALM COVE by TRI COLOUR properties (Brochures & pics enclosed)



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Palm Cove

Pristine living...

The High Rise Apartment at Uppal with Independent Walls

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TRICOLOUR
PROPERTIES (P) LTD.

CIN: U45209AP2010PTC066969

FEATURES & AMENITIES

CLUB HOUSE

- ✓ Swimming Pool
- ✓ Gym
- ✓ Indoor Games
- ✓ Banquet Hall
- ✓ Children's Jai-Lal

SAFETY

- ✓ Fire Safety
- ✓ Solar fencing
- ✓ Intercom

OTHERS

- ✓ Car Parking
- ✓ Super Market & Other Commercial Places

WATER

- ✓ Drinking water
- ✓ Harvesting Pits for sinking water at our premises

SECURITY

- ✓ Gated Community
- ✓ CCTV Surveillance
- ✓ Round the clock security guards

BOOKING AMOUNT

- ✓ ₹ 1,50,000/- for Booking

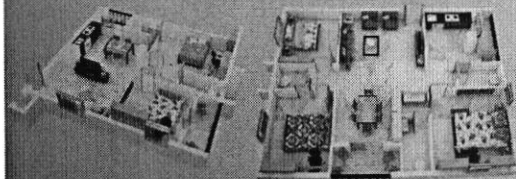
PRICING & AREA

- ✓ Actual Price ₹ 4,700/- sft.
- ✓ Amenities ₹ 7,00,000/- only
- ✓ Area 1054 sft. to 1978 sft.

BANK LOANS AVAILABLE

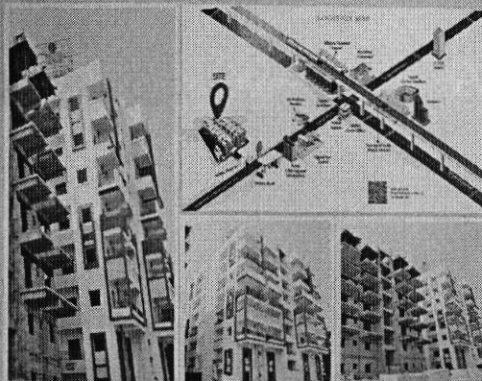
3D Models of 2BHK Flat

3D Models of 3BHK Flat



Amenities

- ◆ Swimming pool with change rooms
- ◆ Gym
- ◆ Indoor Gam
- ◆ Basket Ball
- ◆ Badminton
- ◆ Jogging Trac
- ◆ Children's p
- ◆ Mini open a



Pricing & Area

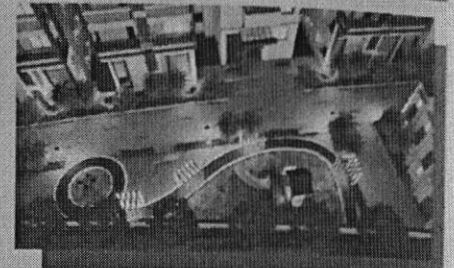
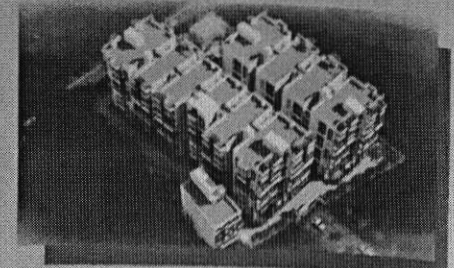
Booking Amount - ₹ 1,50,000/-
 ₹ 4,700/- per Sft.
 ₹ 7 Lakhs for Amenities
 AREA 1054 sft. to 1978 sft.



Amenities

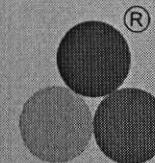
- ☐ Grand Entrance
- ☐ Amphitheater
- ☐ Practice pitch
- ☐ Swimming pool
- ☐ Badminton court
- ☐ Joggers track
- ☐ Children's play area
- ☐ Multipurpose community hall
- ☐ Single post basketball court
- ☐ Gym and Indoor Game space
- ☐ Power backup generators
- ☐ Fully automated lifts
- ☐ No common walls
- ☐ Vastu complaint
- ☐ Gardens and lawns
- ☐ Round-the-clock security
- ☐ CCTV / Intercom facility
- ☐ Rain Water harvesting

TRICOLOUR'S
Palm Cove
 Pristine living...



For Free Site Visit & Info

MD. Amjad
 9124182790



TRICOLOUR
PROPERTIES (P) LTD.

CIN No. U45209AP2010PTC066969

TRICOLOUR GROUP

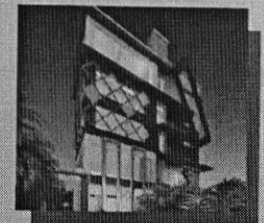
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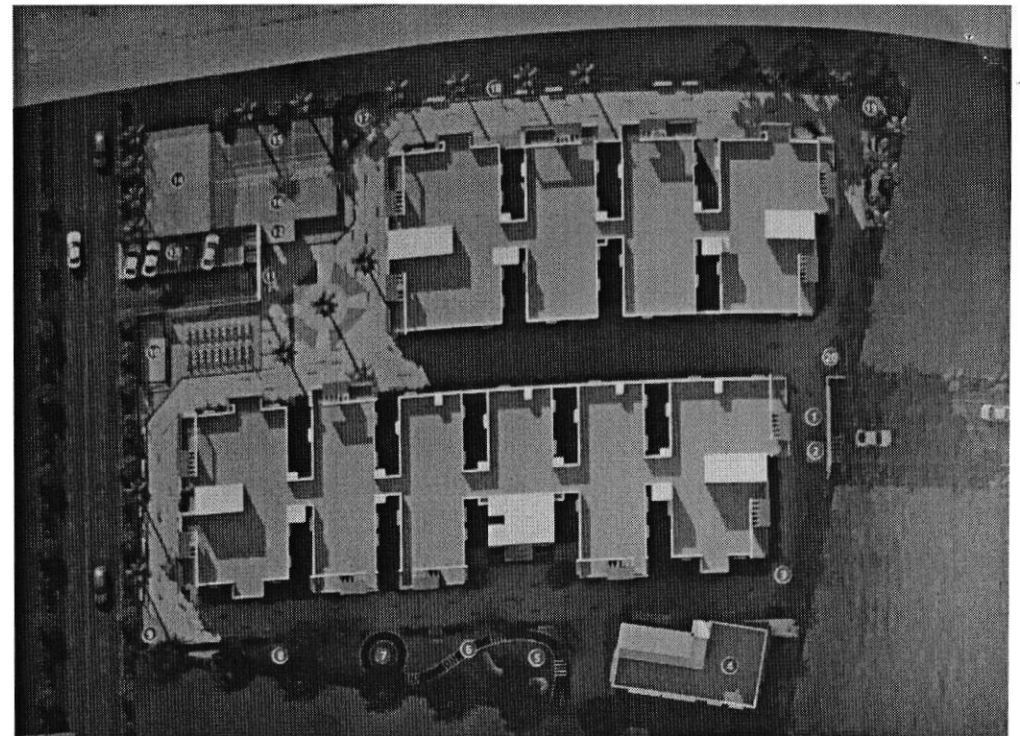


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Elegance Shows

- | | |
|----------------------------------|-------------------------|
| 1. Entry / Exit | 11. Gate - II |
| 2. Security | 12. Security |
| 3. Driveway | 13. Visitor Car Parking |
| 4. Club House | 14. Cricket Net |
| 5. Children's Play Area | 15. Badminton court |
| 6. Jogging Track | 16. Amphitheater |
| 7. Sandpit | 17. Gazebo |
| 8. Senior Citizen's Sitting Area | 18. Landscaping |
| 9. Avenue Plantation | 19. Statu |
| 10. Party Lawn | 20. Grand waterfall |

