



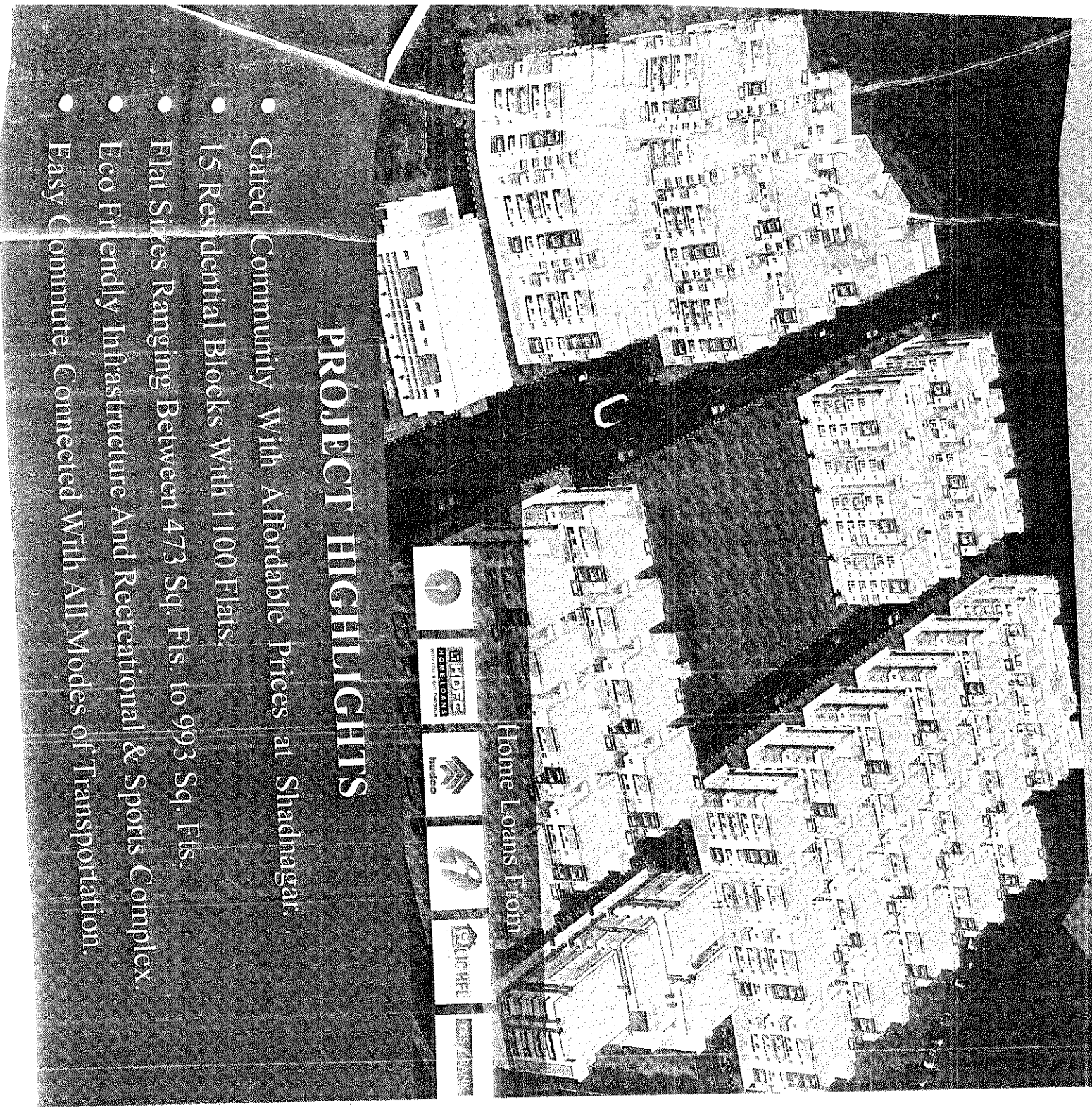
SHANTHI NIVAS

Affordable Housing Project

2 BEDROOM FLATS

RERA NO: P0240000011

BOOK A FLAT!
PAYING ASSESS
RS. 3 Lakhs*



PROJECT HIGHLIGHTS

- Gated Community With Affordable Prices at Shadnagar.
- 15 Residential Blocks With 1100 Flats.
- Flat Sizes Ranging Between 473 Sq. Fts. to 993 Sq. Fts.
- Eco Friendly Infrastructure And Recreational & Sports Complex.
- Easy Commute, Connected With All Modes of Transportation.



Home Loans From



MARUTI
CORPORATION
LIMITED
For 2nd floor, 2nd floor, 2nd floor

Marketing & Sales By



KreddyKing

RERA NO: A0250000001

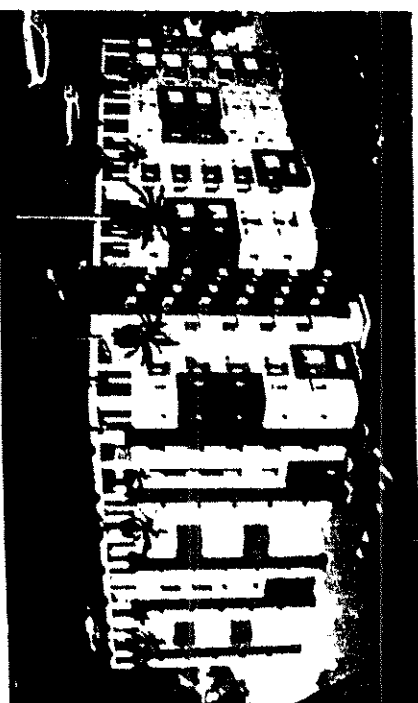
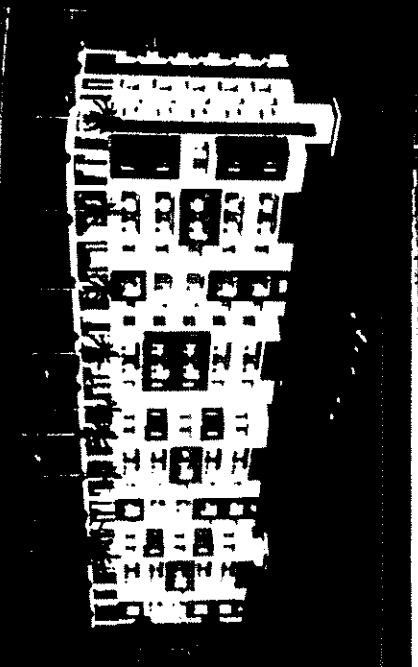
Contact

+91 8448448599

www.shanthinivas.com

sales@kreddyking.com

ELEVATION VISUALS



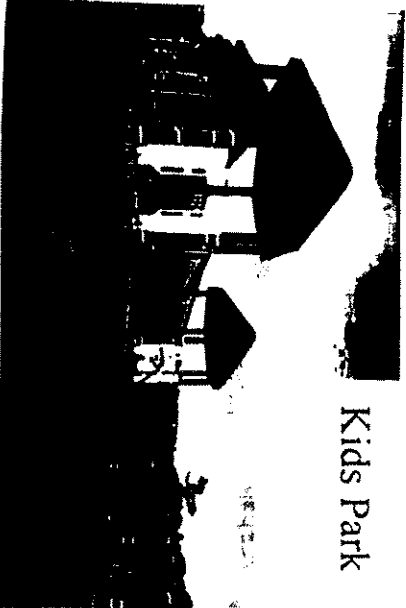
AMENITIES



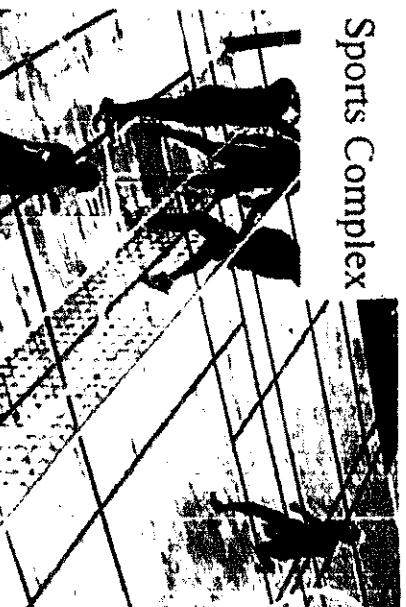
Play School



Swimming Pool



Kids Park



Sports Complex

Project Location

Shanthi Nivas
Sy. No. 8, 10 & 13, Annaram
Near NRSC, Shadnagar
RR Dist, Telangana, India

+91 8448448599

www.shanthinivas.com

sales@kreddyking.com

From: sohammodi@modiproperties.com
Sent: 21 02 2019 5:44 AM
To: Surya Prakash Satyanavi (suryapp@yahoo.com)
Subject: FW: Shantinivas final prints cad files

Attachments: Layout Plan-17-03-17.dwg; Amenities & Utilities-16-03-17.dwg; BLOCK 9-17-03-17.dwg; BLOCK-12 -16-03-17.dwg; BLOCKS-1,2,3,4,5,10,11,13,14 & 15-17-03-16.dwg; BLOCKS-6-29-11-16.dwg; BLOCKS-7 & 8-29-11-16.dwg

Importance: High

Mr. Surya Prakash,

I do not want to keep Mr. Ram Reddy waiting. There is an urgency in the matter. Therefore, I wish to inform you that I am not interested in being a part of the project.

The primary reasons for my decision are:

1. It does not make sense for us to invest Rs. 15 cr in the project. Land value there is 1 to 1.5 cr per acre. We can buy some land ourselves and take up the project.
2. Planning is very poor. The designs are not as per vastu. The blocks are sandwiched – middle flats look into each other. Interior planning with furniture layout is not done.
3. We have to start from the drawing board for this project. We are over committed and cannot take up the project.
4. Mr. Ram Reddy's expectation is too high. Even if we stretch our offer, we can at best offer Rs. 2,250 per sft under the DM model with an advance of 10-15% of land value. That will not suit him.

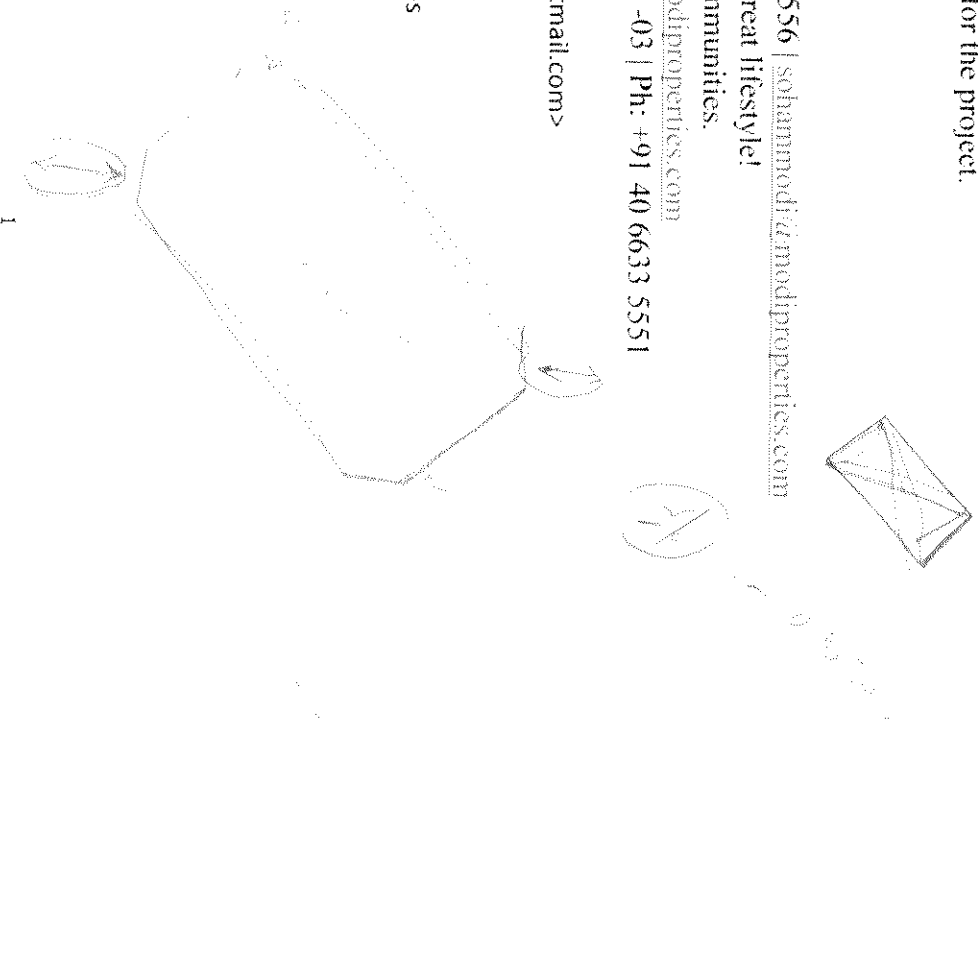
I wish Mr. Ram Reddy all the best for the project.

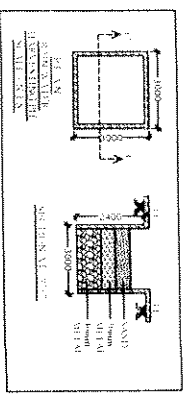
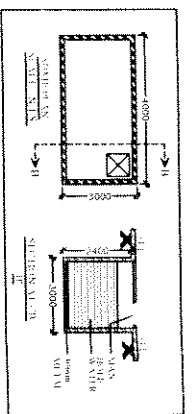
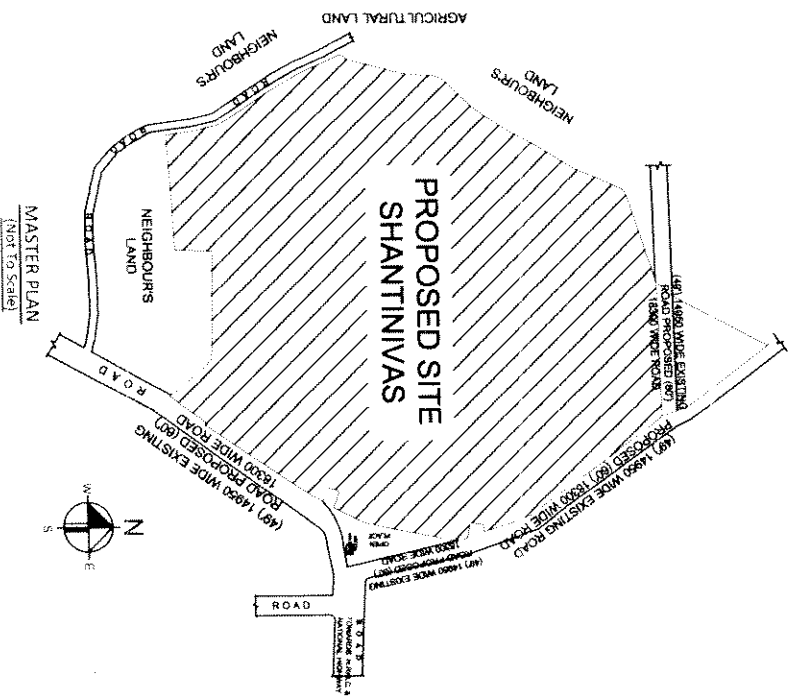
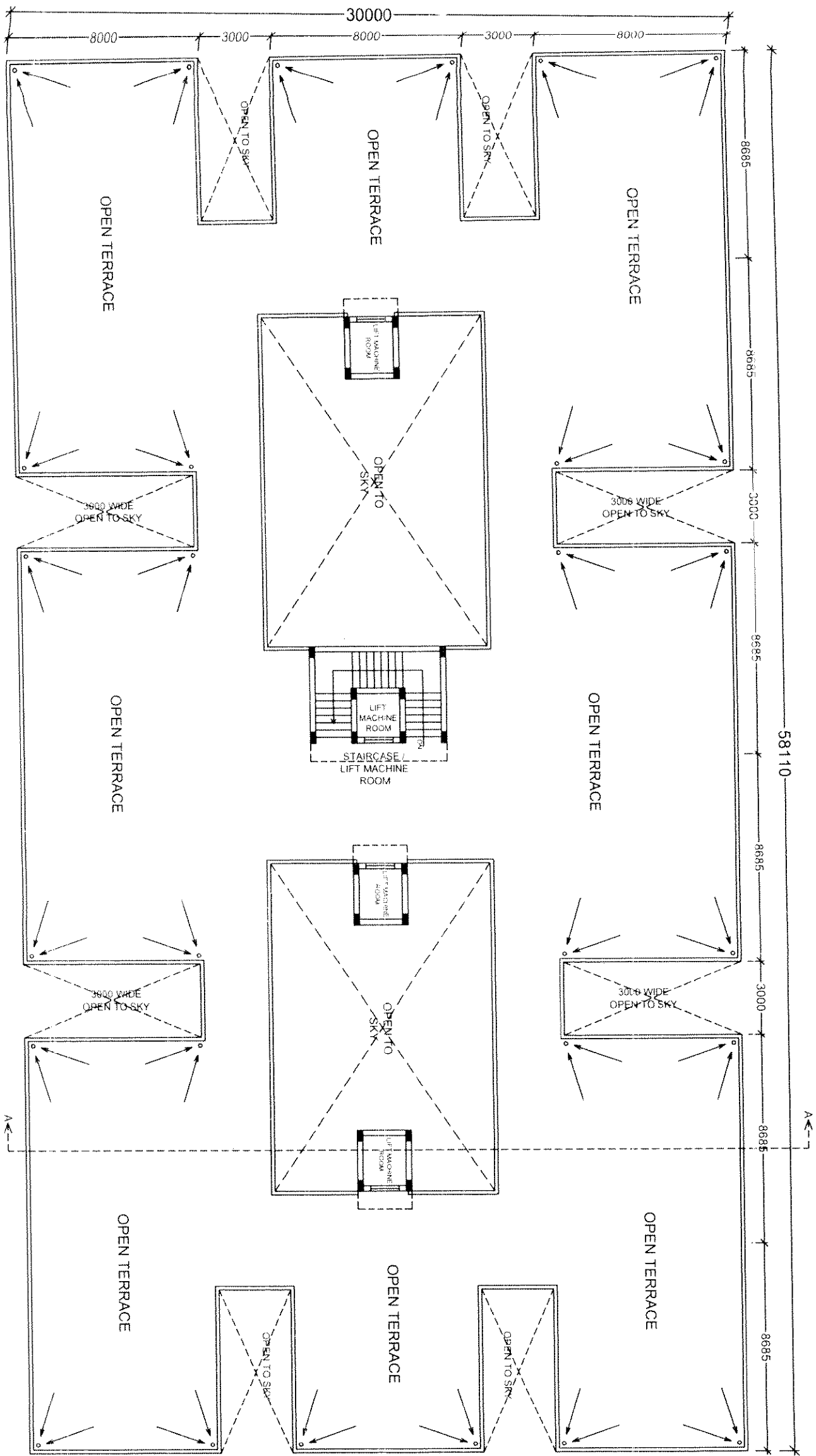
Regards,

Soham Modi
Managing Director | +91 40 6633 5556 | sohammodi@modiproperties.com
Don't just buy a flat / villa! Buy a great lifestyle!
Affordable flats / villas in gated communities.
Modi Properties Pvt. Ltd. | www.modiproperties.com
S-4-187/3 & 4, M G Road, Sec'bad -03 | Ph: +91 40 6633 5551

From: vinod sudam <vinodsudam@hotmail.com>
Sent: 19 02 2019 08:52 PM
To: sohammodi@modiproperties.com
Cc: suryapp@yahoo.com
Subject: Shantinivas final prints cad files
Importance: High

Regards,
Bala Vinod Sudam
Mobile : +91 98480 29969
Skype : vinodsudam





RAIN WATER HARVESTING PIT (N.T.S.)

TERRACE FLOOR PLAN

SHEET : 6B / 6

LAND AREA STATEMENT

TITLE
PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT OF SHANTINIVAS GATED COMMUNITY, IN SURVEY No.S:- 8, 10 & 13, SITUATED AT ANNARAM VILLAGE, FAROOQNAGAR MANDAL, RANGA REDDY DIST., TELANGANA.

TOTAL LAND AREA : 17 Ac. 2.80 Gun. (or) 69,133.00 Sq.Ms.
NET LAYOUT AREA (GATED COMMUNITY) : 16 Ac. 4.80 Gun. (or) 65,298.00 Sq.Ms.

BLOCK - 12 Built up Area Details

STILT FLOOR BUILT UP AREA : 66.00 Sq.Ms.
FIRST FLOOR BUILT UP AREA : 1,340.00 Sq.Ms.
SECOND FLOOR BUILT UP AREA : 1,340.00 Sq.Ms.
THIRD FLOOR BUILT UP AREA : 1,340.00 Sq.Ms.
FOURTH FLOOR BUILT UP AREA : 1,340.00 Sq.Ms.
TOTAL BUILT UP AREA : 5,426.00 Sq.Ms. (or) 58,383.76 Sq.Fts.
STILT PARKING AREA : 1,638.70 Sq.Ms.
14 X 5 FLOORS = 70 UNITS

REFERENCE

PROPOSED :
L.I.G. & E.W.S. UNITS.
OPEN SPACE (TOT LOT).
AMENITIES & S.T.P.
LAYOUT BOUNDARY
SEWAGE TREATMENT PLANT
RAIN WATER HARVESTING PIT
ELECTRICAL TRANSFORMER
MAIN HOLE
S.T.P.
M.H.

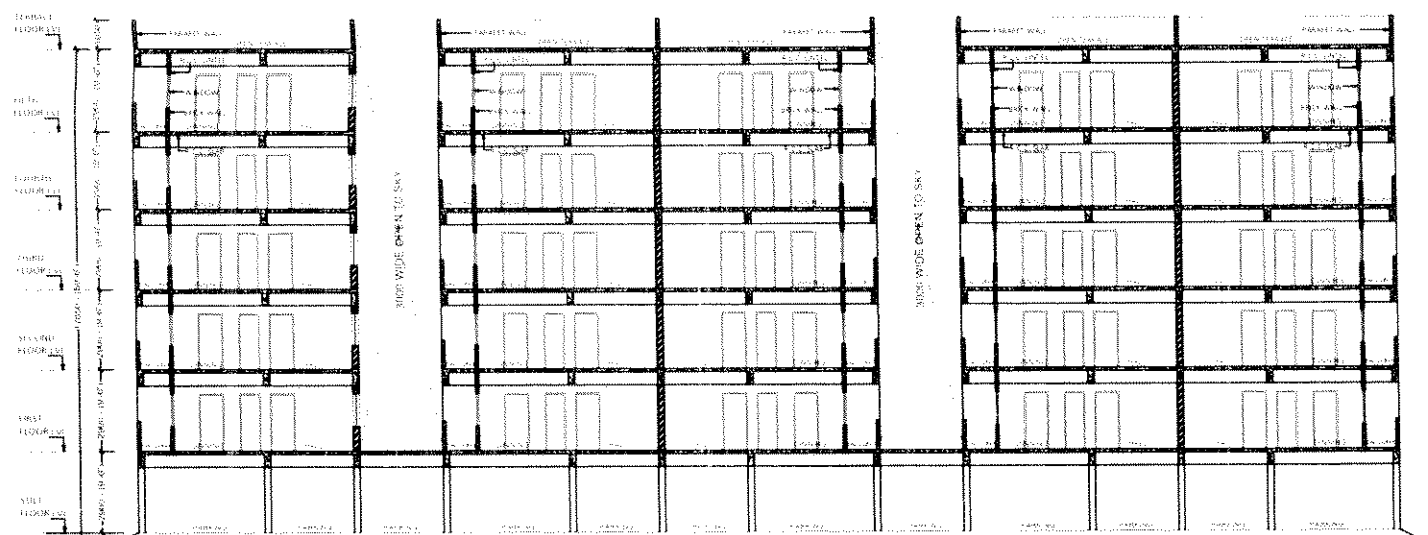
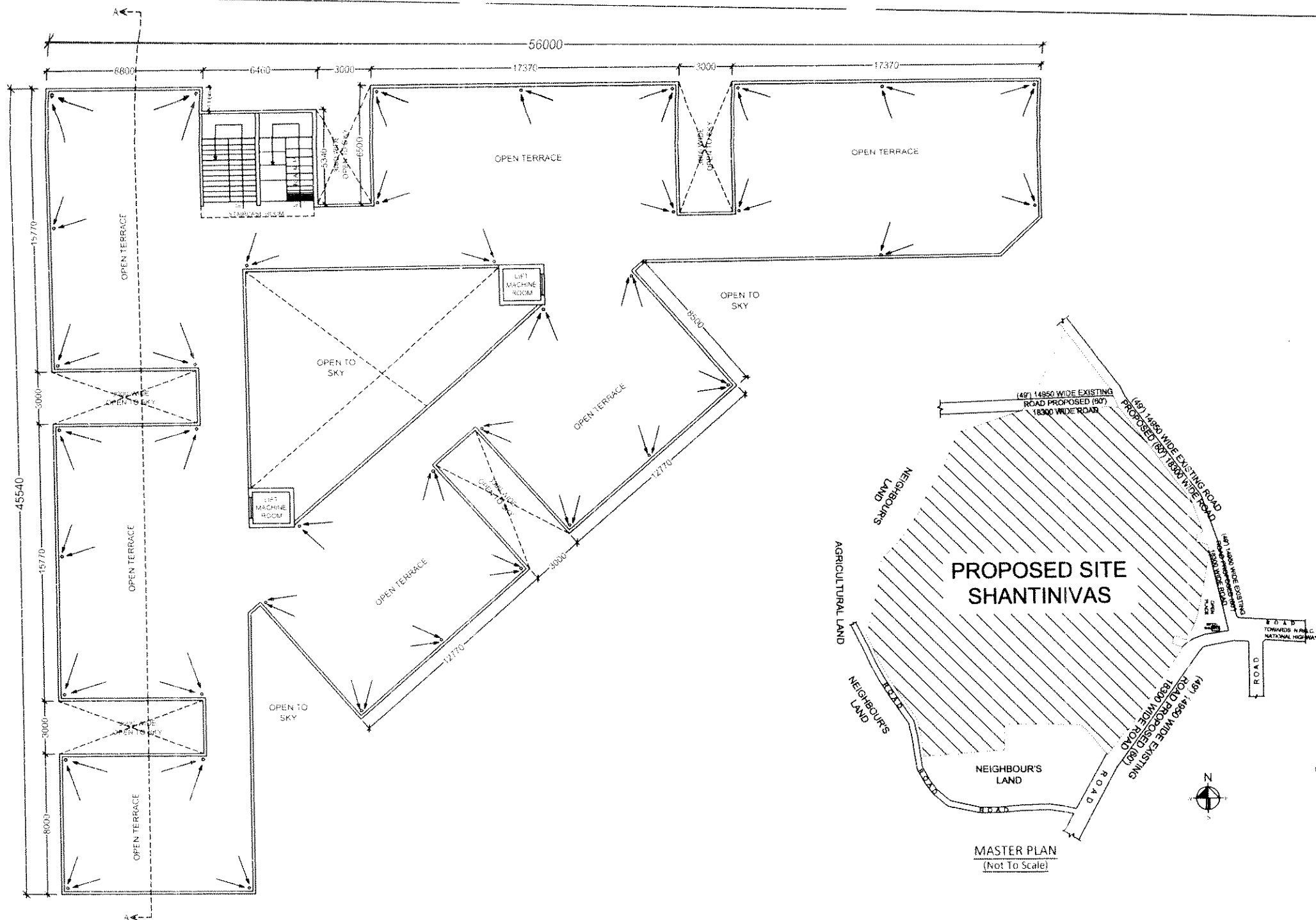
SPECIFICATIONS

FOUNDATION
BASEMENT
R.C.C. WORK
SUPER STRUCTURE
PLASTERING
FLOORING
COLUERING
DOORS & WINDOWS
C.R.S. IN C.M.
FOOTINGS & COLUMNS
BEAMS & SLAB
BRICK IN C.M.
CEMENT MORTAR
POLISH STONE
WHITE WASH
C.T. & OTHER WOOD
DOORS
WINDOWS
M.D. : 1050 x 2050
D1 : 900 x 2050
D2 : 750 x 2050
V1 : 600 x 800
W1 : 1800 x 1200
W2 : 1200 x 1200
W3 : 900 x 1200
K.W. : 1200 x 1200
V1 : 600 x 500

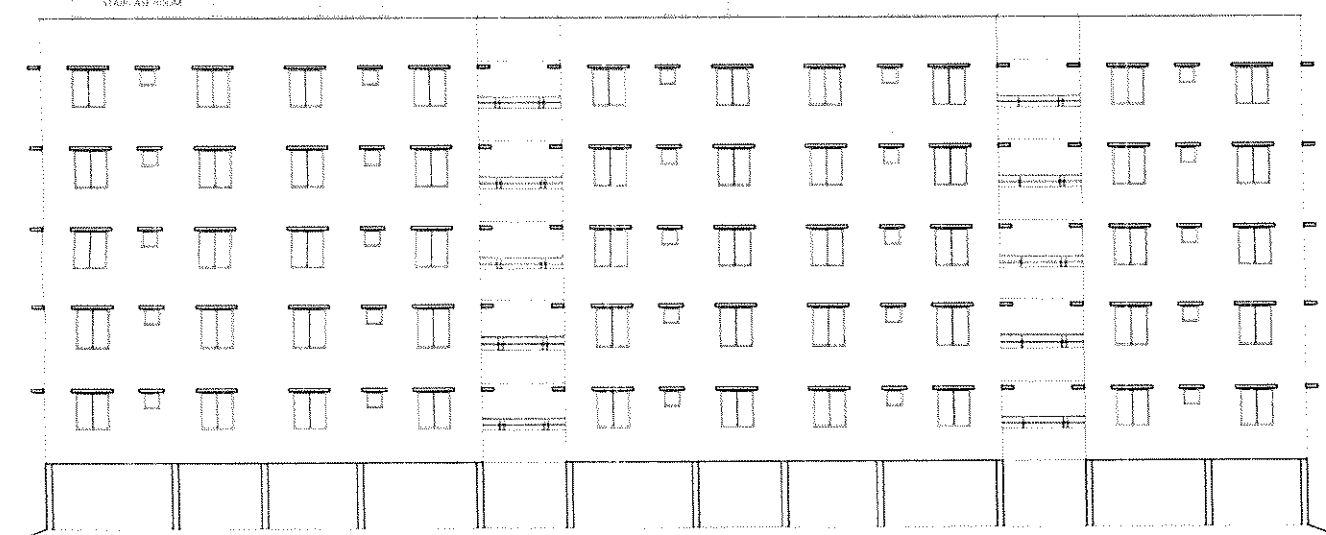
OWNER'S SIGNATURE

ENGINEER SIGNATURE

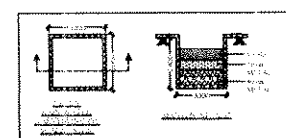
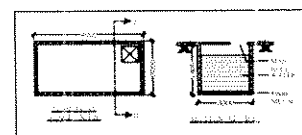
BELONGS TO :-
M/S. MARUTHI CORPORATION LIMITED
REP. BY ITS MANAGING DIRECTOR
DR.K.RAM REDDY, S/o. K.VENGAL REDDY
R/O. HYDERABAD.



SECTION AT - "A A"



WEST SIDE ELEVATION



TITLE	LAND AREA STATEMENT	BLOCK - 9 BUILT UP AREA DETAILS	REFERENCE	SPECIFICATIONS	SHEET : 5A / 11	
PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT OF SHANTINIVAS GATED COMMUNITY, IN SURVEY No.s:- 8, 10 & 13, SITUATED AT ANNARAM VILLAGE, FAROOQNAGAR MANDAL, RANGA REDDY DIST , TELANGANA	TOTAL LAND AREA :- 17 Ac. 2.80 Gun. (or) :- 69.133-00 Sq.Mts	STILT FLOOR BUILT UP AREA :- 53-00 Sq.Mts. FIRST FLOOR BUILT UP AREA :- 1,146-00 Sq.Mts. SECOND FLOOR BUILT UP AREA :- 1,146-00 Sq.Mts. THIRD FLOOR BUILT UP AREA :- 1,146-00 Sq.Mts. FOURTH FLOOR BUILT UP AREA :- 1,146-00 Sq.Mts. FIFTH FLOOR BUILT UP AREA :- 1,146-00 Sq.Mts.	PROPOSED L.I.G. & E.V.S. UNITS OPEN SPACE (TOXLOT) AMENITIES & S.T.P. LAYOUT BOUNDARY SEWAGE TREATMENT PLANT RAIN WATER HARVESTING PIT ELECTRICAL TRANSFORMER MAN HOLE	FOUNDATION BASEMENT R.C.C. WORK SUPER STRUCTURE PLASTERING FLOORING COLOURING DOORS & WINDOWS	C.R.S. IN C.M. C.R.S. IN C.M. FOOTINGS, COLUMNS BEAMS & SLAB BRICK IN C.M. CEMENT MORTAR POLISH STONE WHITE WASH C.T. & OTHER WOOD	NORTH  SCALE 1:100
	NET LAYOUT AREA (GATED COMMUNITY) :- 16 Ac. 4.80 Gun. (or) :- 65.298-00 Sq.Mts.	TOTAL BUILT UP AREA :- 5,763-00 Sq.Mts (or) 62,225-08 Sq.Fts.	STILT PARKING AREA :- 1,403-00 Sq.Mts 13 UNITS IN EACH FLOOR 13 X 5 FLOORS = 65 UNITS IN BLOCK - 9		DOOR WINDOW SCHEDULES	OWNER'S SIGNATURE
BELONGS TO - M/S. MARUTHI CORPORATION LIMITED REP. BY ITS MANAGING DIRECTOR DR.K.RAM REDDY, S/o K.VENGAL REDDY R/O. HYDERABAD				DOORS	WINDOWS	
				M.D. :- 1050 x 2050	W1 :- 1800 x 1200	
				D1 :- 900 x 2050	W2 :- 1200 x 1200	
				D2 :- 750 x 2050	W3 :- 900 x 1200	
				V1 :- 600 x 600	W4 :- 1200 x 1200	
					V1 :- 600 x 600	

PLAN SHOWING THE PROPOSED AMENITIES & UTILITIES OF SHANTINIVAS GATED COMMUNITY. IN SURVEY NO.S:- 8, 10 & 13. SITUATED AT ANNARAM VILLAGE, FAROOQBAGH MANDAL, RANGA REDDY DIST., TELANGANA

BELONGS TO :-
M/S. MARUTHI CORPORATION LIMITED
REP. BY ITS MANAGING DIRECTOR
DR. K. RAM REDDY, S/o. K. VENGAL REDDY,
R/O HYDERABAD

SPECIFICATIONS

FOUNDATION
CRS IN CM
BASEMENT
CRS IN CM
R.C.C. WORK
FOOTINGS, COLUMNS, BEAMS & SLAB
SUPER STRUCTURE
BRICK IN CM
PLASTERING
CEMENT MORTAR
POLISH STONE
FLOORING
WHITE WASH
COLOURING
DOORS & WINDOWS
CT & OTHER WOOD

REFERENCE

PROPOSED
L.T.G. & E.W.S. UNITS
OPEN SPACE (10% OF T)
AMENITIES & S.T.P.
LAYOUT BOUNDARY
SEWAGE TREATMENT PLANT
RAIN WATER HARVESTING PIT
ELECTRICAL TRANSFORMER
MAIN HOSE

NORTH



SCALE

1:100

DOOR WINDOW SCHEDULES

DOORS

M.D. :- 1050 x 2050
D1 :- 900 x 2050
D2 :- 750 x 2050
V1 :- 600 x 600
V1 :- 600 x 600

WINDOWS

W1 :- 1800 x 1200
W2 :- 1200 x 1200
W3 :- 900 x 1200
K.W :- 1200 x 1200
V1 :- 600 x 600

AREAS STATEMENT

SHOPS & OTHER UTILITIES

BUILT UP AREA DETAILS

TOTAL LAND AREA :- 17 Ac. 2.89 Gun. (or)
88.131-00 Sq. Mts.
NET LAYOUT AREA (GATED COMMUNITY)
:- 18 Ac. 4.89 Gun. (or)
65.298-00 Sq. Mts.

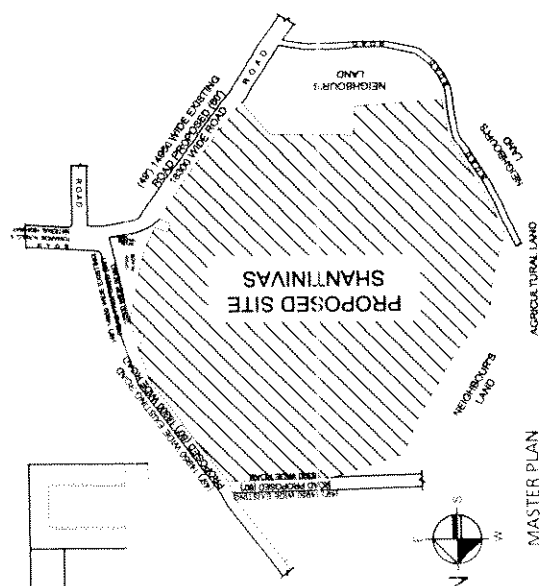
STILT FLOOR BUILT UP AREA :- 42.50 Sq. Mts.
FIRST FLOOR BUILT UP AREA :- 356.50 Sq. Mts.
SECOND FLOOR BUILT UP AREA :- 356.50 Sq. Mts.
THIRD FLOOR BUILT UP AREA :- 356.50 Sq. Mts.
FOURTH FLOOR BUILT UP AREA :- 356.50 Sq. Mts.

TOTAL BUILT UP AREA :- 1,488.50 Sq. Mts.

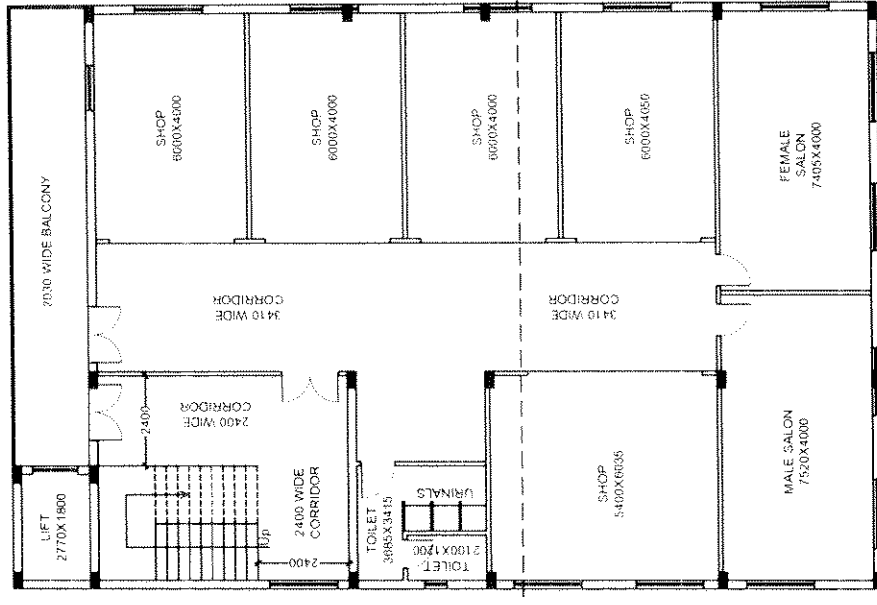
STILT PARKING AREA :- 308.08 Sq. Mts.

OWNER'S SIGNATURE

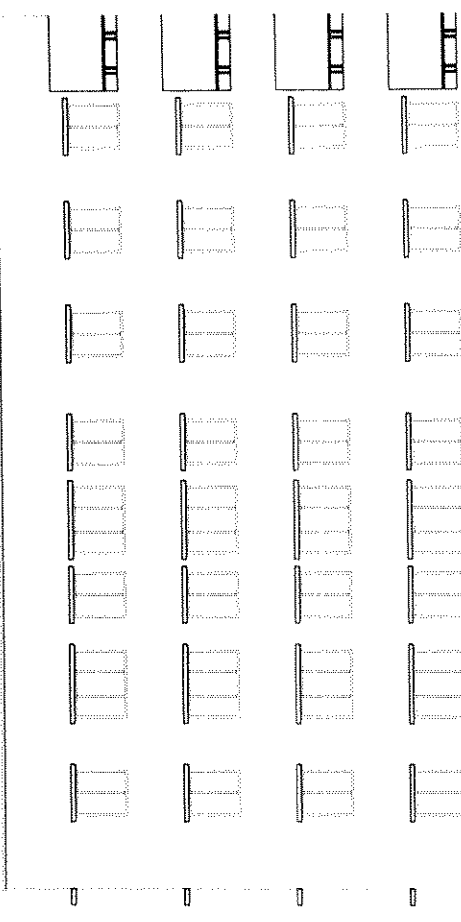
ENGINEER SIGNATURE



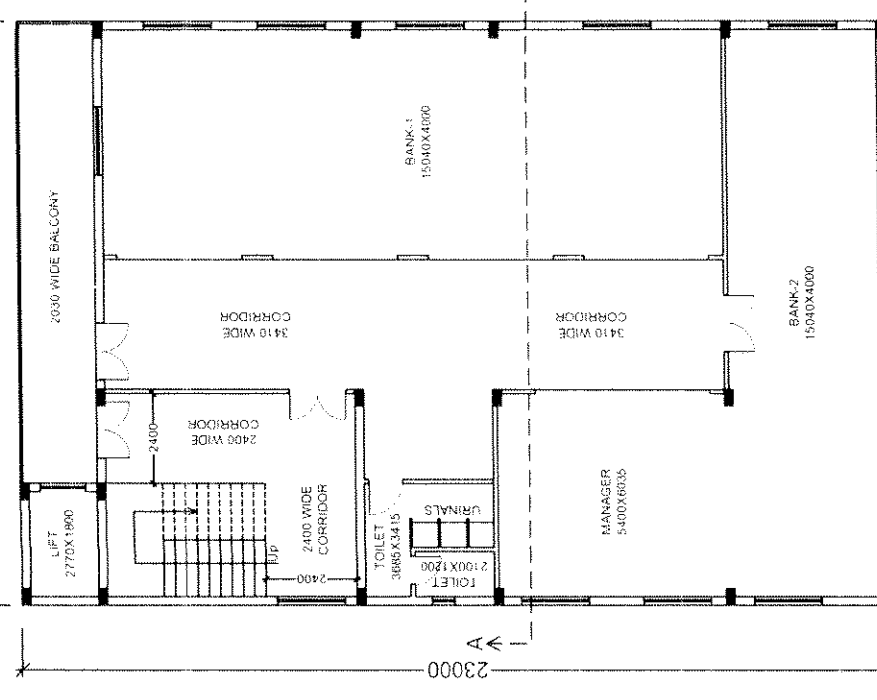
MASTER PLAN
(Not To Scale)



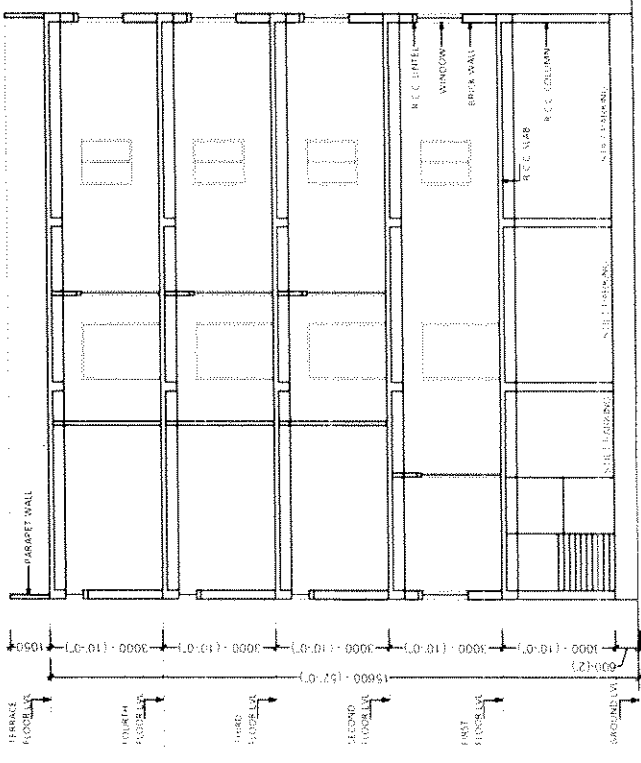
SECOND, THIRD & FOURTH FLOOR PLAN (TYPICAL)



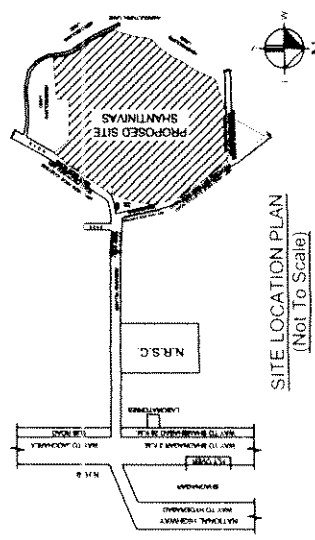
EAST SIDE ELEVATION



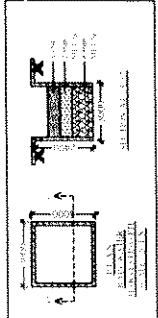
FIRST FLOOR PLAN



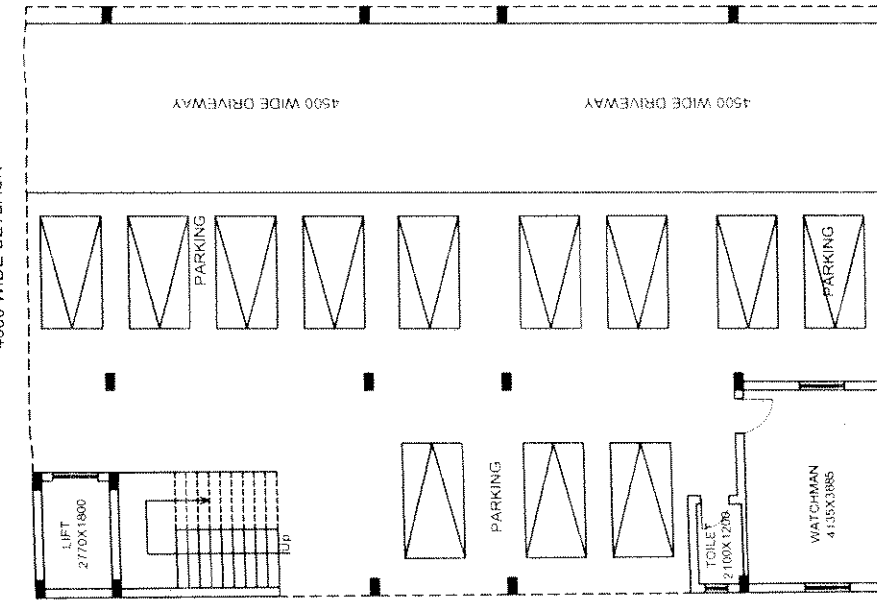
SECTION AT "A-A"



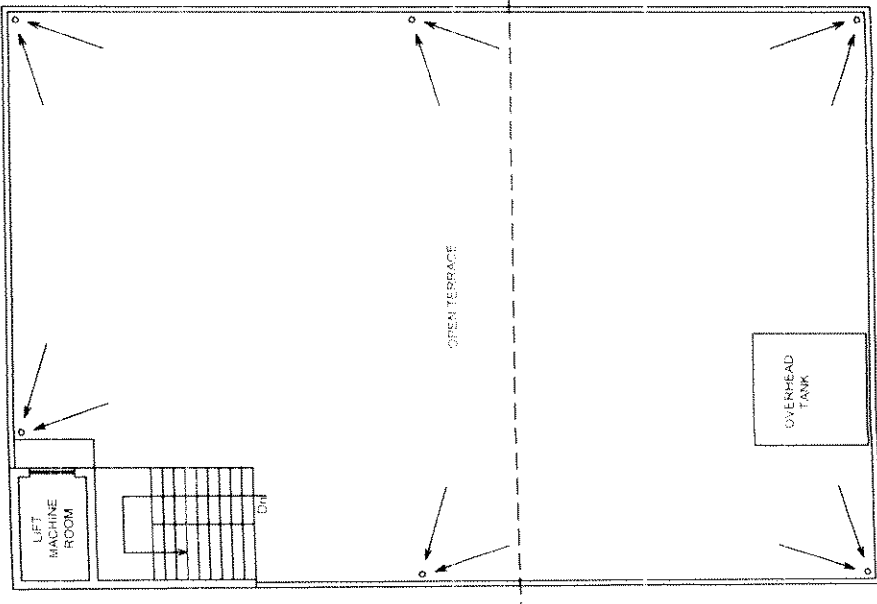
SITE LOCATION PLAN
(Not To Scale)



RAIN WATER HARVESTING PIT (R.T.S.)



GROUND FLOOR PLAN (WATCHMAN & PARKING)



TERRACE FLOOR PLAN

PLAN SHOWING THE PROPOSED AMENITIES & UTILITIES OF SHANTINIVAS GATED COMMUNITY IN SURVEY No.8- 8, 10 & 13, SITUATED AT ANNARAM VILLAGE, FAROOQNIGAR MANDAL, RANGA REDDY DIST., TELANGANA.

BELONGS TO :
M/S. MARUTHI CORPORATION LIMITED
REP. BY ITS MANAGING DIRECTOR
DR. K. RAM REDDY, S/o. K. VENUGAL REDDY,
R/O. HYDERABAD

SPECIFICATIONS

FOUNDATION : C.R.S. IN C.M.
BASEMENT : C.R.S. IN C.M.
R.O.C. WORK : BRICK IN C.M.
SUPER STRUCTURE : CEMENT MORTAR
PLASTERING : POLISH STONE
PAINTING : WHITE WASH
COLOURING : C.T. & OTHER WORKS

REFERENCE

AS PER :
1. I.E. & L.S. UNITS
2. OPEN SPACE (10% AREA)
3. PARKING RESERVES
4. LAYOUT BOUNDARY
5. NEWAGE PLANTING PLANT
6. WATER HARVESTING PLANT
7. ELECTRICAL TRANSFORMER
8. MAIN ROAD

NORTH



SCALE

1:100

DOORS

W1 : 1800 x 1200
W2 : 1200 x 1200
W3 : 900 x 1200
W4 : 750 x 2050
W5 : 600 x 500
W6 : 600 x 600

WINDOWS

W1 : 1800 x 1200
W2 : 1200 x 1200
W3 : 900 x 1200
W4 : 750 x 2050
W5 : 600 x 500
W6 : 600 x 600

DOOR WINDOW SCHEDULES

W1 : 1800 x 1200
W2 : 1200 x 1200
W3 : 900 x 1200
W4 : 750 x 2050
W5 : 600 x 500
W6 : 600 x 600

AREAS STATEMENT

CANTEEN, STAFF ROOMS, STORES & MAINTENANCE BUILT UP AREA DETAILS
TOTAL LAND AREA : 17 Ac 2.88 Gun (or)
NET LAYOUT AREA (GATED COMMUNITY) : 60,133.00 Sq.Ms
NET LAYOUT AREA (GATED COMMUNITY) : 18 Ac 4.80 Gun (or)
NET LAYOUT AREA (GATED COMMUNITY) : 60,288.00 Sq.Ms

GROUND FLOOR BUILT UP AREA : 321.60 Sq.Ms.
FIRST FLOOR BUILT UP AREA : 321.60 Sq.Ms.
SECOND FLOOR BUILT UP AREA : 321.60 Sq.Ms.
THIRD FLOOR BUILT UP AREA : 321.60 Sq.Ms.
TOTAL BUILT UP AREA : 1,286.40 Sq.Ms.
(or) 13.841-66 Sq.Fts.
CELLAR PARKING AREA : 251.12 Sq.Ms.

OWNER'S SIGNATURE

ENGINEER SIGNATURE

DATE

SCALE

PROJECT

SHEET

NO.

OF

TOTAL

SHEETS

IN

THIS

PROJECT

NO.

OF

TOTAL

SHEETS

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PROJECT

NO.

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PROJECT

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OF

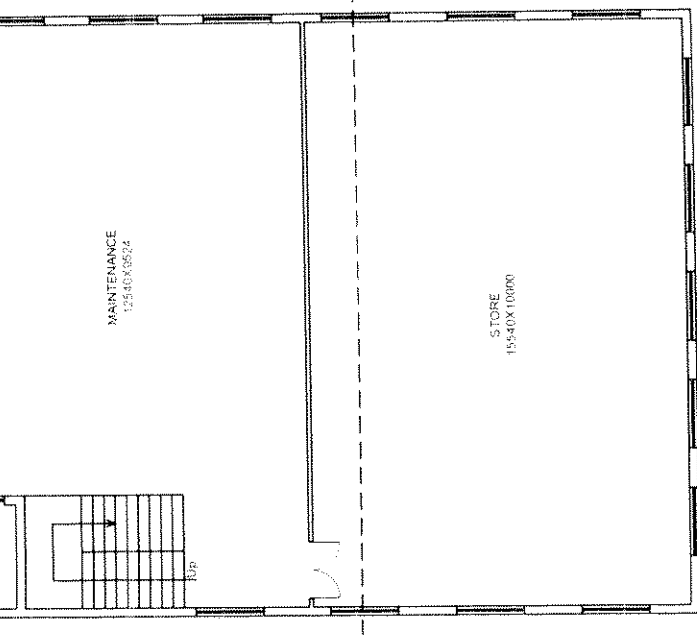
TOTAL

SHEETS

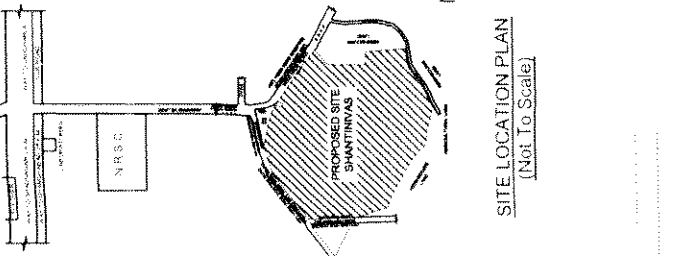
IN

THIS

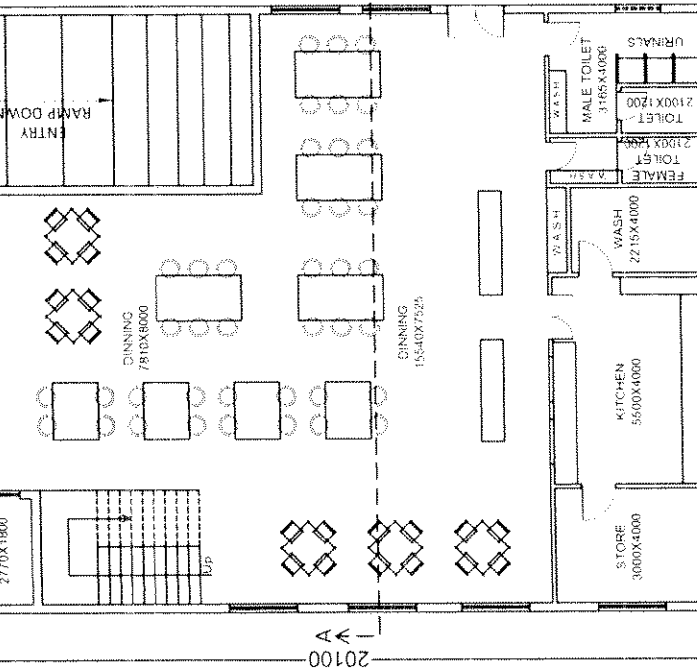
PROJECT



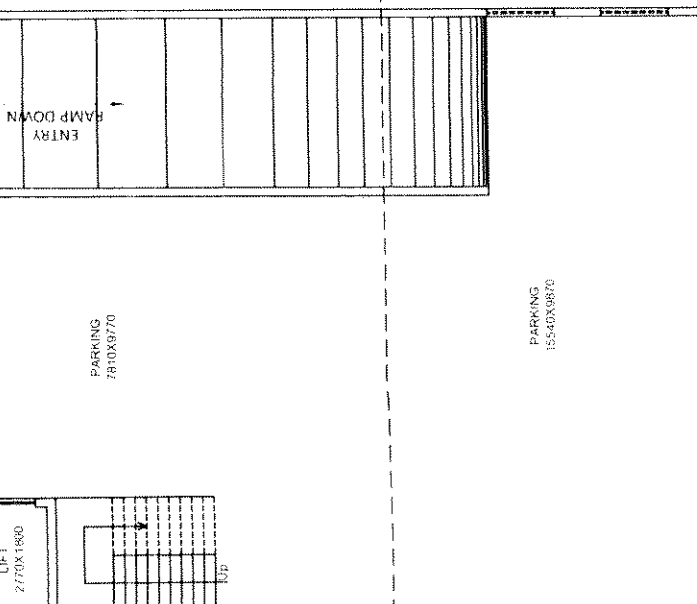
SITE LOCATION PLAN (Not To Scale)



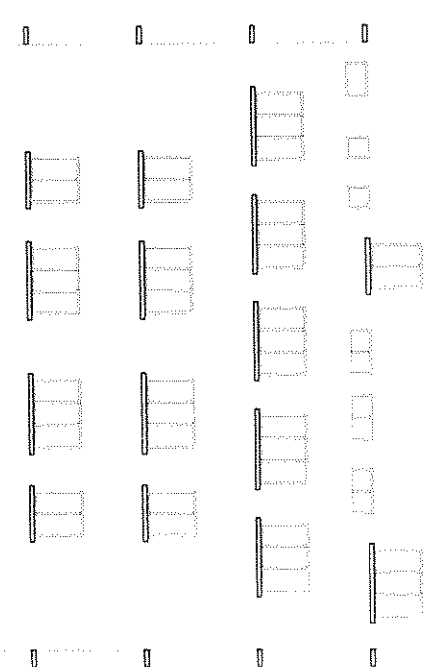
FIRST FLOOR PLAN (MAINTENANCE / STORE)



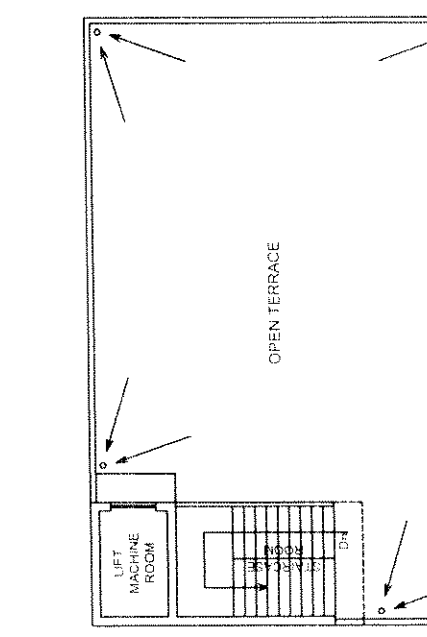
GROUND FLOOR PLAN (CANTEEN)



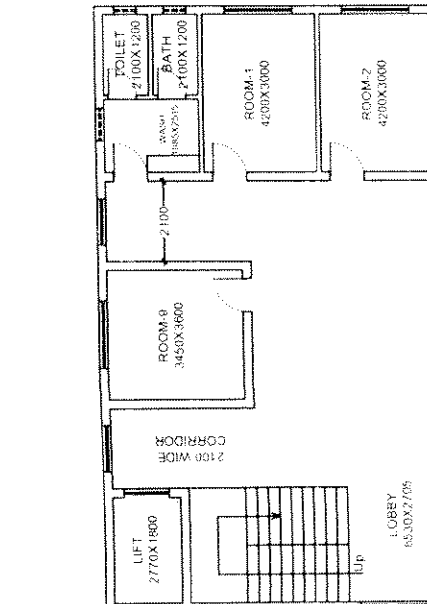
CELLAR FLOOR PLAN (PARKING)



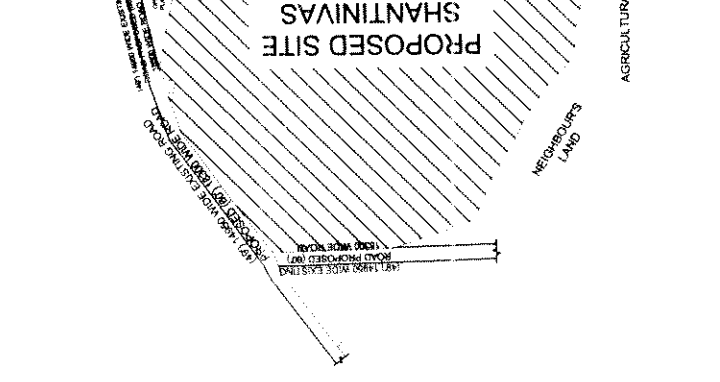
SOUTH SIDE ELEVATION



TERRACE FLOOR PLAN



SECOND & THIRD FLOOR PLAN - TYPICAL (STAFF ROOMS)



MASTER PLAN (Not To Scale)

PLAN SHOWING THE PROPOSED AMENITIES & UTILITIES OF SHANTINIVAS GATED COMMUNITY, IN SURVEY No.s: 8, 10 & 13. SITUATED AT ANNARAM VILLAGE, FAROOQNAGAR MANDAL, RANGA REDDY DIST., TELANGANA.

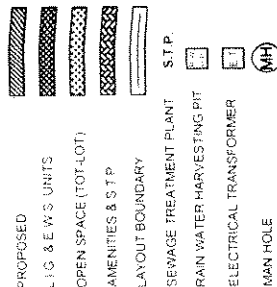
BELONGS TO :-
M/S. MARUTHI CORPORATION LIMITED
REP. BY ITS MANAGING DIRECTOR
DR. K RAM REDDY, S/o. K. VENKAT REDDY,
R/O. HYDERABAD

SPECIFICATIONS

FOUNDATION
BASEMENT
R.C.C. WORK
SUPER STRUCTURE
PLASTERING
FLOORING
POLISH STONE
CEMENT MORTAR
WHITE WASH
COLOURING
DOORS & WINDOWS
C.T. & OTHER WOOD

C.R.S. IN C.M.
C.R.S. IN C.M.
FOOTINGS, COLUMNS, BEAMS & SLAB
BRICK IN C.M.
CEMENT MORTAR
POLISH STONE
WHITE WASH
COLOURING
C.T. & OTHER WOOD

REFERENCE



NORTH



SCALE

1:100

DOOR WINDOW SCHEDULES

DOORS	WINDOWS
M.D. : 1050 x 2050	W1 : 1800 x 1200
D1 : 900 x 2050	W2 : 1200 x 1200
D2 : 750 x 2050	W3 : 900 x 1200
V1 : 600 x 600	K.W. : 1200 x 1200
	V1 : 600 x 600

AREAS STATEMENT

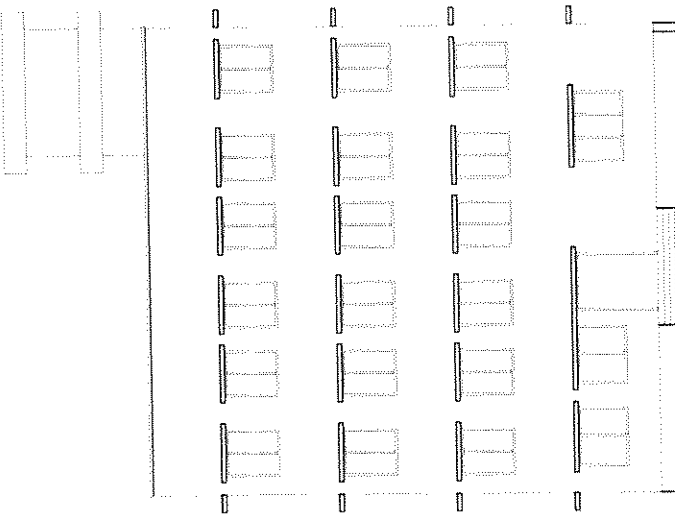
SUPERMARKET, SHOPPING, PARLOR,
JACUZZI & SPA BUILT UP AREA DETAILS

TOTAL LAND AREA	17 Ac. 2.80 Gun. (or) 68,133.00 Sq. Mts
NET LAYOUT AREA (GATED COMMUNITY)	16 Ac. + 26 Gun. (or) 65,298.00 Sq. Mts

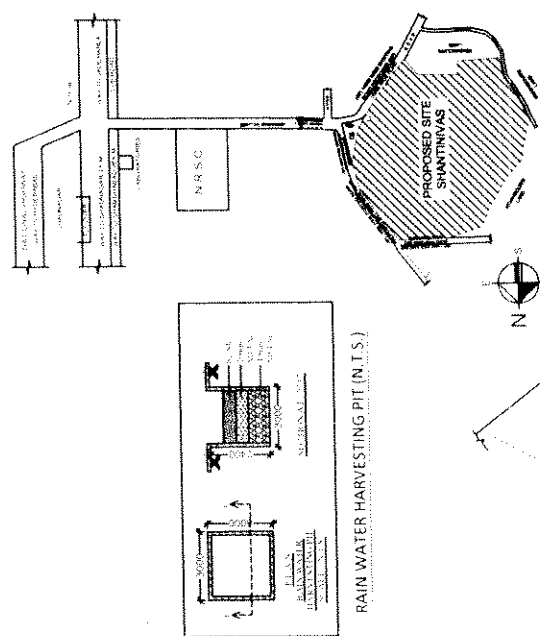
GROUND FLOOR BUILT UP AREA	264.00 Sq. Mts
FIRST FLOOR BUILT UP AREA	264.00 Sq. Mts
SECOND FLOOR BUILT UP AREA	264.00 Sq. Mts
THIRD FLOOR BUILT UP AREA	264.00 Sq. Mts
TOTAL BUILT UP AREA	1,056.00 Sq. Mts
CELLAR PARKING AREA	11,362.56 Sq. Fts. 192.39 Sq. Mts

OWNER'S SIGNATURE

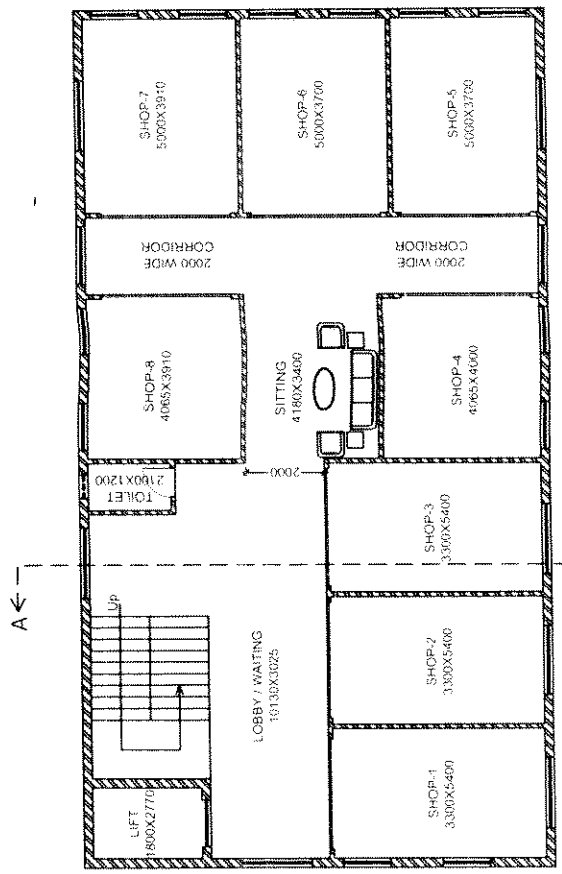
ENGINEER SIGNATURE



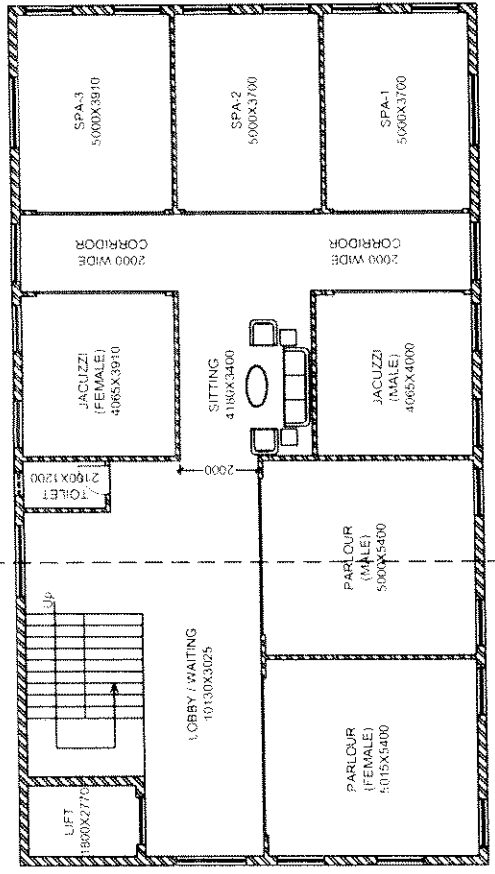
EAST SIDE ELEVATION



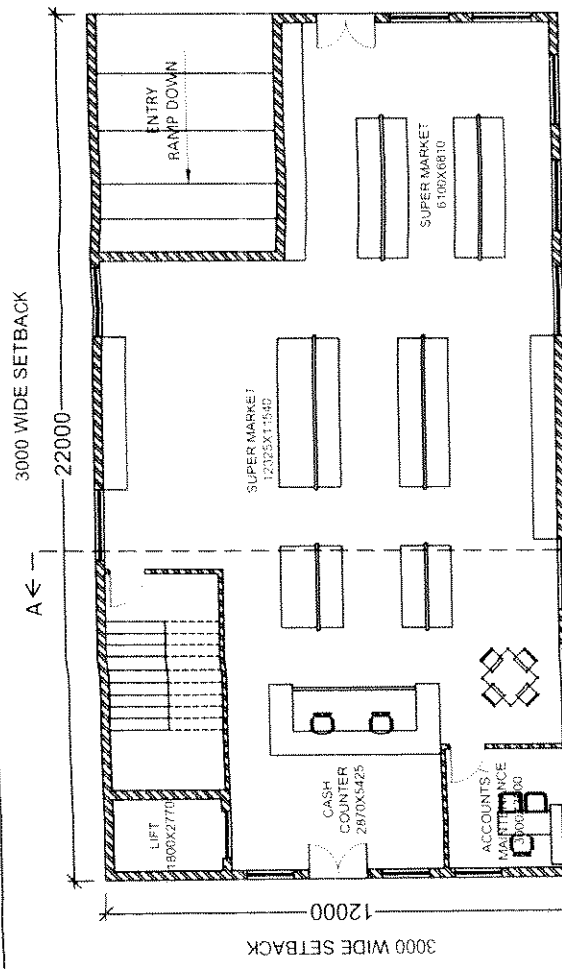
SITE LOCATION PLAN
(Not To Scale)



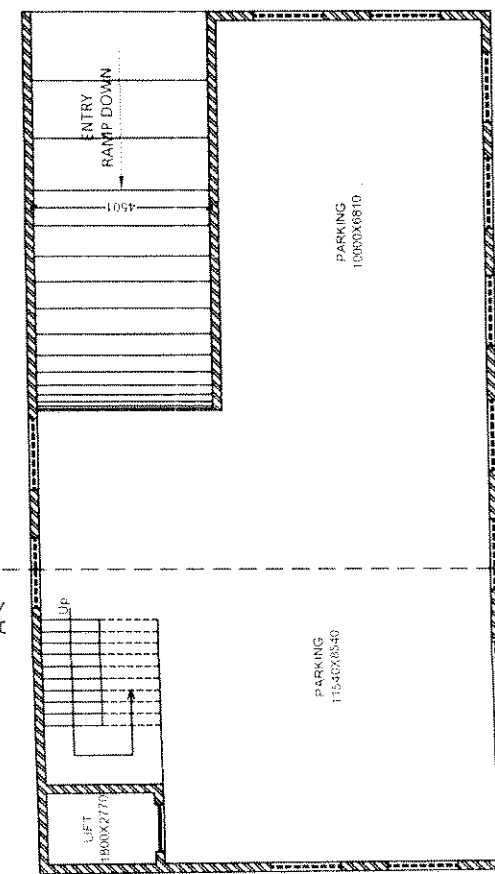
FIRST FLOOR PLAN (SHOPPING)



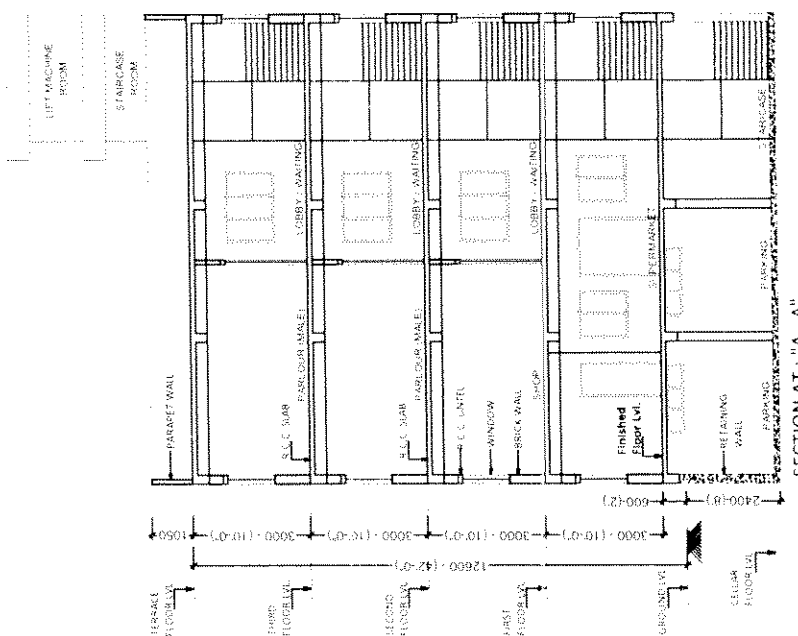
SECOND & THIRD FLOOR PLAN (TYPICAL)



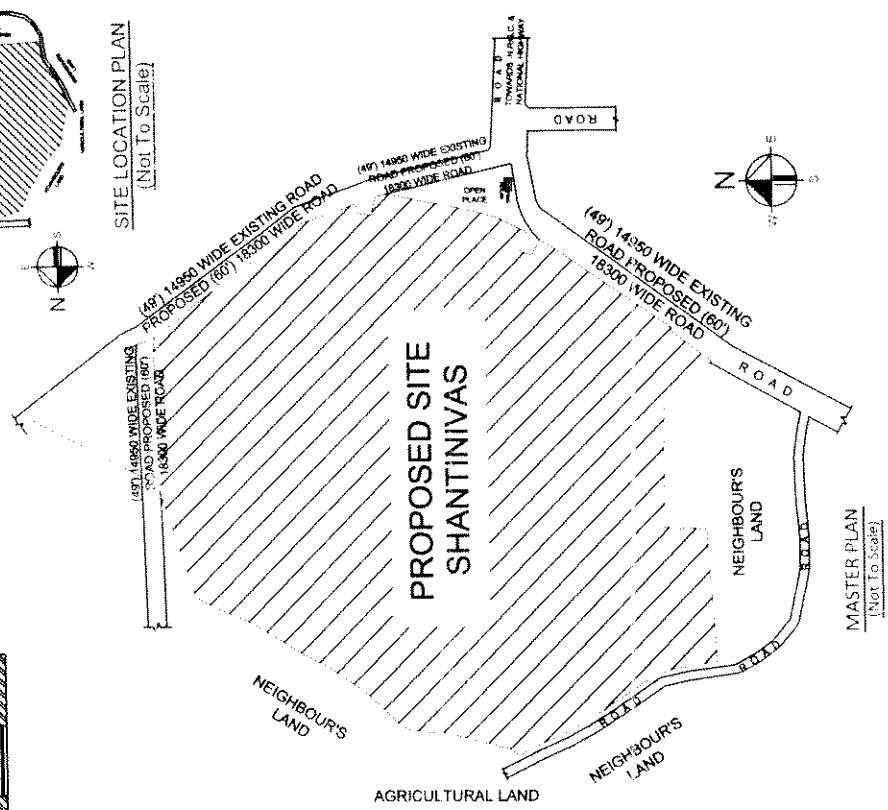
GROUND FLOOR PLAN (SUPERMARKET)



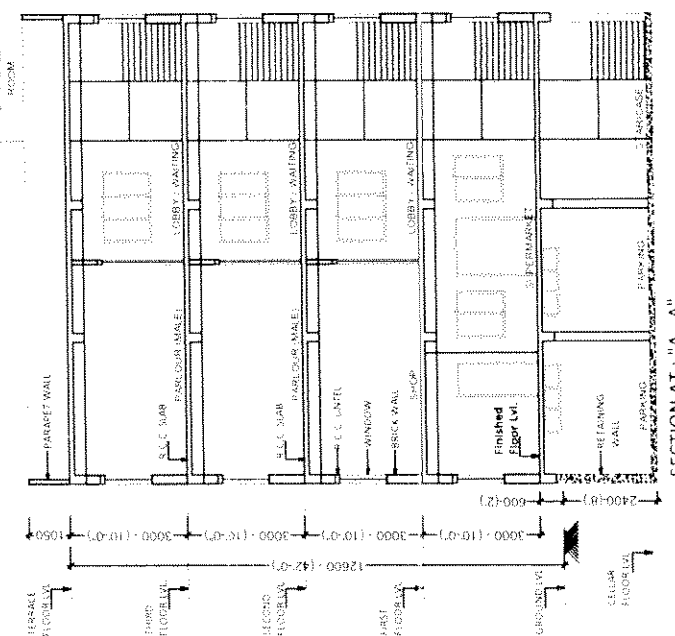
CELLAR FLOOR PLAN (PARKING)



TERRACE FLOOR PLAN



MASTER PLAN
(Not To Scale)



SECTION AT 'A - A'

PLAN SHOWING THE PROPOSED RESIDENTIAL LAYOUT OF SHANTINIVAS GATED COMMUNITY, IN SURVEY No.s - 8, 10 & 13, SITUATED AT ANNARAM VILLAGE, FAROONAGAR MANDAL, RANGA REDDY DIST., TELANGANA.

BELONGS TO :
M/S. MARUTHI CORPORATION LIMITED
REP. BY ITS MANAGING DIRECTOR
DR. K. RAM REDDY, S/o. K. VENKAT REDDY,
R/O. HYD.

SPECIFICATIONS

FOUNDATION : C.R.S IN C.M.
BASEMENT : C.R.S IN C.M.
ROOFING : BRICK NOS. COLUMNS, BEAMS & SLAB
SUPERSTRUCTURE : BRICK NOS. COLUMNS, BEAMS & SLAB
PLASTERING : CEMENT MORTAR
FLOORING : POLISH STONE
COLOURING : WHITE WASH
DOORS & WINDOWS : G.T. & OTHER WOOD

REFERENCE

PROPOSED :
L.I.G. & W.S. UNITS
OPEN SPACE (TOTAL):
ADVERTISEMENTS & S.T.P.
LAYOUT BOUNDARY
SEWAGE TREATMENT PLANT
RAIN WATER HARVESTING PIT
ELECTRICAL TRANSFORMER
MAIN HOLE

SCALE : 1:100

DOOR WINDOW SCHEDULES

DOORS :
M.D. :- 1050 x 2050
D1 :- 900 x 2050
D2 :- 750 x 2950
V1 :- 600 x 600
V1 :- 600 x 600

WINDOWS :
W1 :- 1800 x 1200
W2 :- 1200 x 1200
W3 :- 900 x 1200
K.W. :- 1200 x 1200
V1 :- 600 x 600

AREAS STATEMENT

BLOCKS - 7 & 8 (L.I.G. Units) Built up Area Details

TOTAL LAND AREA : 17 Ac. 2.80 Gun (or)
NET LAYOUT AREA (GATED COMMUNITY) : 69,133.00 Sq.Mts
16 Ac. 4.80 Gun (or)
65,298.00 Sq.Mts

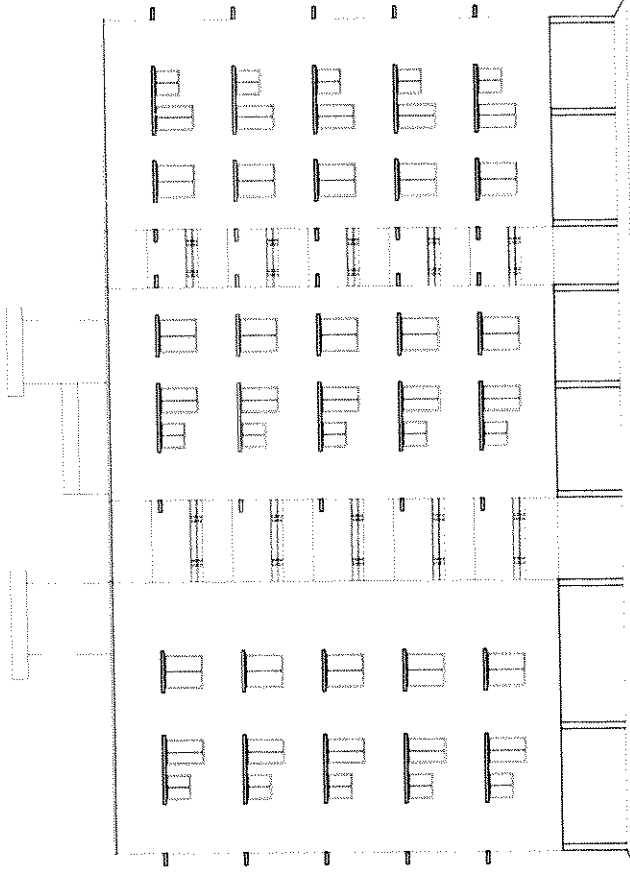
STILT FLOOR BUILT UP AREA : 63,000 Sq.Mts
FIRST FLOOR BUILT UP AREA : 1,244.00 Sq.Mts
SECOND FLOOR BUILT UP AREA : 1,244.00 Sq.Mts
THIRD FLOOR BUILT UP AREA : 1,244.00 Sq.Mts
FOURTH FLOOR BUILT UP AREA : 1,244.00 Sq.Mts
FIFTH FLOOR BUILT UP AREA : 1,244.00 Sq.Mts
TOTAL BUILT UP AREA : 67,560.00 Sq.Mts

STILT PARKING AREA : 1,551.30 Sq.Mts

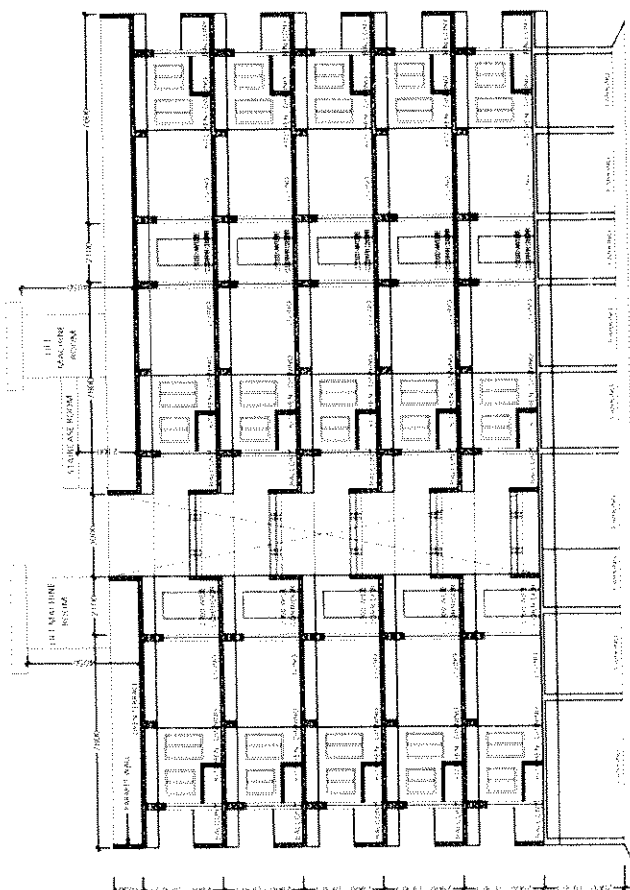
20 UNITS IN EACH FLOOR
20 X 5 FLOORS = 100 UNITS IN EACH BLOCK
100X2 = 200 L.I.G. UNITS IN BLOCK 7 & 8

OWNER'S SIGNATURE

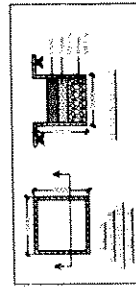
ENGINEER'S SIGNATURE



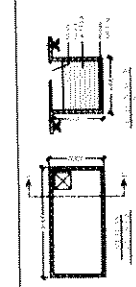
EAST SIDE ELEVATION



SECTION AT "A A"



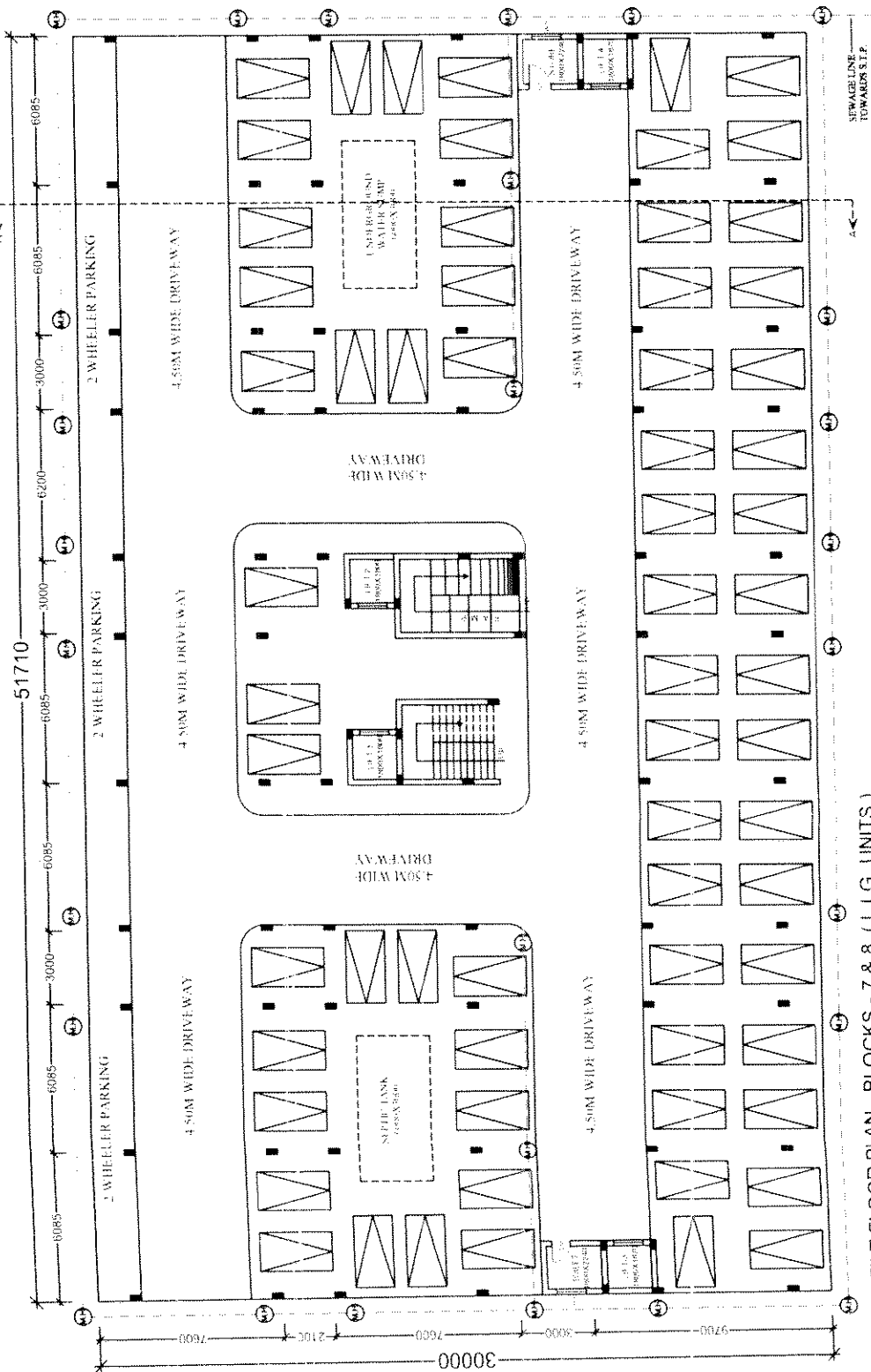
RAIN WATER HARVESTING SYSTEM (RWS)



UNDERGROUND WATER PUMP (UWS)



TYPICAL FLOOR PLAN
BLOCKS - 7 & 8 (20 L.I.G. Units each Floor)



STILT FLOOR PLAN - BLOCKS - 7 & 8 (L.I.G. UNITS)