

## Our Other Residential Projects

### Apartment

- 'EMERALD HEIGHTS' is a luxury apartments project with 895 apartments located at Pocharam (near Singapore township) & Infosys SEZ.
- 'LOTUS HOMES' 522 luxury apartments located at Bandlaguda, near Nagaram.
- 'STERLING HEIGHTS' is a 648 luxury apartments project located at Gundla Pochampally, near Kompally.
- 'PARADISE' 427 luxury apartments located at Hayathnagar, LB nagar.
- 'SERENE PARK' 570 apartments in phase-I and 842 apartments in phase-II at Ghatkesar, near Singapore township & Infosys SEZ.
- 'EDIFCE' 611 apartments in phase-I located at Shambupur, near Bachupally, close to Miyapur, Hi-tech city.
- 'LAKEVIEW' 1375 luxury apartments, Shopping center and Commercial development at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.
- 'Greenville' 47 luxury apartments project located at Kongarkalan, Adibatla.

### Plots / Villas

- 'GOLDEN COUNTY' 413 luxury villas at Rampalli, near Singapore township & Infosys SEZ.
- 'PINEWOOD HOMES' 560 open plots located at Aushapur, near Ghatkesar.
- 'GOLDEN MEADOWS' 550 open plots located at Bibinagar, Ghatkesar.

### ● New projects planned across Hyderabad

Project by:



An Elegant life and  
Elegant lifestyle...!



# ELEGANCE



GRAPHIC STUDIO, Ph : 099892 33490

Project by:



**Modi Builders**

4th floor, Ashoka Hi-Tech chambers  
8-2-120/76/1/B/16,17,18, Road No.2  
Banjarahills, Hyderabad-500 034.

**Ph: 040-6633 3111 / 888, 6633 6633**

www.modibuilders.com

E-mail : sales@modibuilders.com

Scan QR code for details:



Web link: <http://www.modibuilders.com/current-projects-modi-builders/elegance/>

**RERA No.:**  
**P02200001493**

Site office:

**ELEGANCE**

Sy. No.83 & 84(P)

Gajularamaram (M),Quthbullapur (M)

Medchal-Malkajiri District.

**Elegance** is a luxury apartment project with state of the art amenities and recreational facilities spread over an area of about 5.5 acres. The project consists of premium apartments with superior specifications. Situated at a distance of about 5km from Kukatpally and 12 Km from the Hitech-city area, '**Elegance**' is extremely well located.

The project is being constructed by Modi Builders, a company with an excellent reputation for maintaining high standards and delivering quality housing at affordable pricing.

### SALIENT FEATURES

- 777 apartments with luxury specifications
- Excellent amenities and sports facilities
- Approved by GHMC
- Well planned layout with good lighting and ventilation and vaasthu.
- Project approved by leading financial institutions
- Builders with an exemplary track record

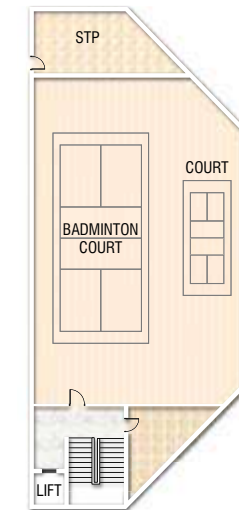
### Amenities

- Landscaped gardens
- Sports facilities
- Childrens playground
- Clubhouse
- 24 hrs security, CCTV
- Fire fighting equipment
- STP
- Solar Lighting for common areas and LED's
- Two cellars for Parking

### CLUB HOUSE

- Super Market/Grocery
- Cafeteria
- Laundry
- Business centre/Conference rooms
- Library
- Yoga/Aerobics
- Saloon
- Gymnasium
- Indoor games/Pool room
- Guest rooms
- TV room
- Swimming pool
- Indoor badminton court

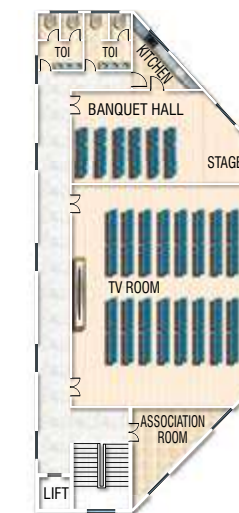
### CLUB HOUSE FLOOR PLANS



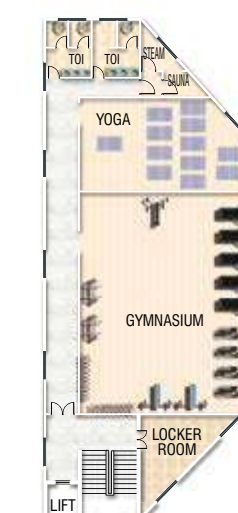
BASEMENT



GROUND FLOOR



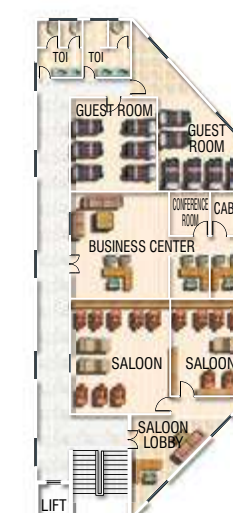
FIRST FLOOR



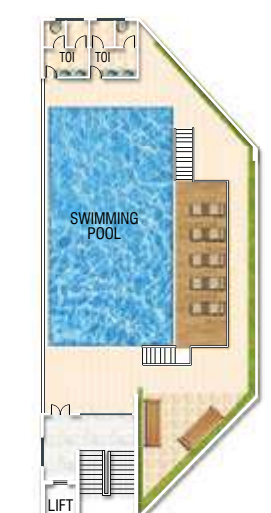
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TERRACE FLOOR



\* All plans may be subject to alterations



West  
2BHK



East  
3BHK



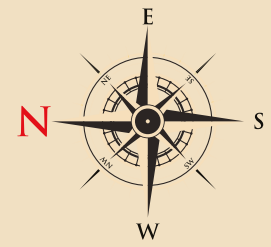
Layout plan



\* All plans may be subject to alterations



### B1- Typical floor plan



Ground and First floor

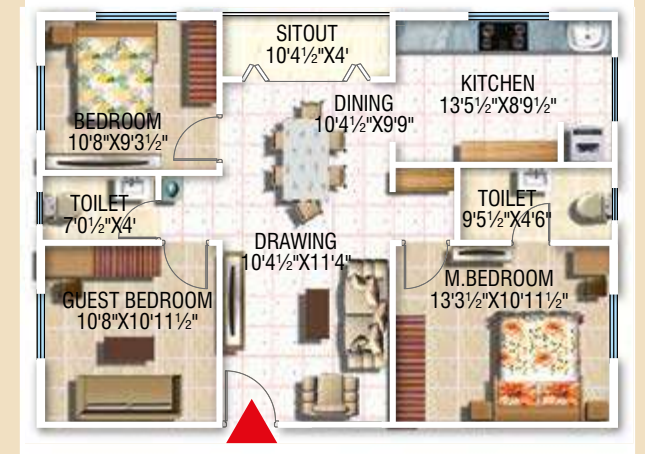
Flat No.	1	2	4,6,8
Type	East 3BHK	West 3BHK	West 3BHK
Carpet area	996 Sft.	804 Sft.	836 Sft.
External wall	56 Sft.	48 Sft.	49 Sft.
Sit out	35 Sft.	33 Sft.	42 Sft.
Built up area	1087 Sft.	885 Sft.	927 Sft.
Common area	348 Sft.	283 Sft.	297 Sft.
Super Built up area	1435 Sft.	1168 Sft.	1224 Sft.
No. of flats	01	02	06
FLATS	101	G2 to 102	G4 to 104 G6 to 106 G8 to 108

Typical floor

Flat No.	1	2	3,5,7,9	4,6,8
Type	East 3BHK	West 3BHK	East 2BHK	West 3BHK
Carpet area	998 Sft.	853 Sft.	597 Sft.	894 Sft.
External wall	57 Sft.	58 Sft.	43 Sft.	59 Sft.
Sit out	117 Sft.	198 Sft.	34 Sft.	208 Sft.
Built up area	1172 Sft.	1109 Sft.	674 Sft.	1161 Sft.
Common area	375 Sft.	355 Sft.	216 Sft.	372 Sft.
Super Built up area	1547 Sft.	1464 Sft.	890 Sft.	1533 Sft.
No. of flats	08	08	40	24
FLATS	201 to 901	202 to 902	G3 to 903 G5 to 905 G7 to 907 G9 to 909	204 to 904 206 to 906 208 to 908



Ground and First floor  
Flat No: 4,6 & 8





B2- Typical floor plan



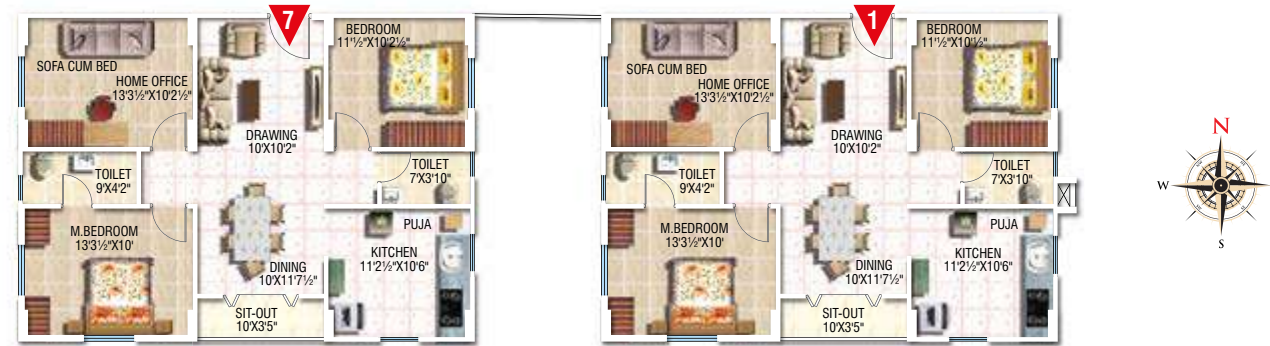
Typical floor

Flat No.	10	11	12,16,18,20	13,15,17,24	19,22	14,21	23
Type	West 1BHK	North 3BHK	West 2BHK	East 3BHK	East 3BHK	West 1BHK	West 2BHK
Carpet area	436 Sft.	1109 Sft.	618 Sft.	853 Sft.	920 Sft.	404 Sft.	627 Sft.
External wall	39 Sft.	63 Sft.	44 Sft.	50 Sft.	60 Sft.	33 Sft.	44 Sft.
Sit out	42 Sft.	37 Sft.	35 Sft.	37 Sft.	197 Sft.	38 Sft.	37 Sft.
Built up area	517 Sft.	1209 Sft.	697 Sft.	940 Sft.	1177 Sft.	475 Sft.	708 Sft.
Common area	165 Sft.	387 Sft.	223 Sft.	301 Sft.	377 Sft.	152 Sft.	227 Sft.
Super Built up area	682 Sft.	1596 Sft.	920 Sft.	1241 Sft.	1554 Sft.	627 Sft.	935 Sft.
No. of flats	09	09	40	44	16	20	10
FLATS	110 to 910	111 to 911	G12 to 912 G16 to 916 G18 to 918 G20 to 920	G13 to 913 G15 to 915 G17 to 917 G19 to 119 G22 to 122 G24 to 924	219 to 919 222 to 922	G14 to 914 G21 to 921	G23 to 923



### E1- Typical floor plan

### E1- Ground and First floor Flat No: 1,7



### Ground and First floor Area Statement: Block-E1

Flat No.	1,7	2,3	4	5,6
Type	North 3 BHK	West 2 BHK	East 3 BHK	East 2 BHK
Carpet area	842 Sft.	575 Sft.	855 Sft.	539 Sft.
External wall	51 Sft.	44 Sft.	56 Sft.	43 Sft.
Sit out / Utility	34 Sft.	25 Sft.	80 Sft.	26 Sft.
Built up area	927 Sft.	644 Sft.	991 Sft.	608 Sft.
Common area	297 Sft.	206 Sft.	317 Sft.	195 Sft.
Super Built up area	1224 Sft.	850 Sft.	1308 Sft.	803 Sft.
No. of flats	04	02	02	04
FLATS	G1 to 101 G7 to 107	G2 G3	G4 to 104	G5 to 105 G6 to 106

### E1- Key plan

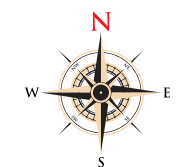


### E2- Block



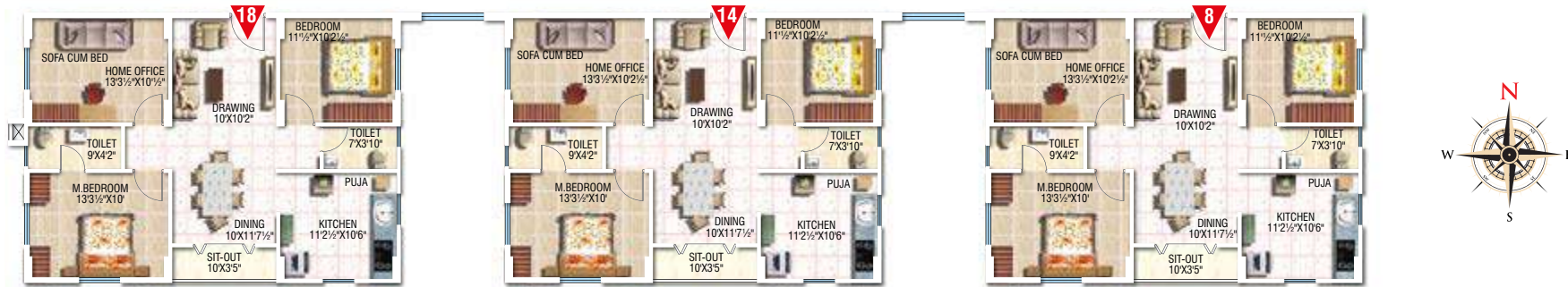
### Typical floor Area Statement: Block-E1

Flat No.	1,7	2,3	4	5,6
Type	North 3 BHK	West 2 BHK	East 3 BHK	East 2 BHK
Carpet area	932 Sft.	575 Sft.	855 Sft.	539 Sft.
External wall	55 Sft.	44 Sft.	56 Sft.	43 Sft.
Sit out / Utility	174 Sft.	25 Sft.	80 Sft.	26 Sft.
Built up area	1161 Sft.	644 Sft.	991 Sft.	608 Sft.
Common area	372 Sft.	206 Sft.	317 Sft.	195 Sft.
Super Built up area	1533 Sft.	850 Sft.	1308 Sft.	803 Sft.
No. of flats	16	18	08	16
FLATS	201 to 901 207 to 907	102 to 902 103 to 903	204 to 904	205 to 905 206 to 906



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**E2- Ground and First floor**  
**Flat No: 8,14,18**



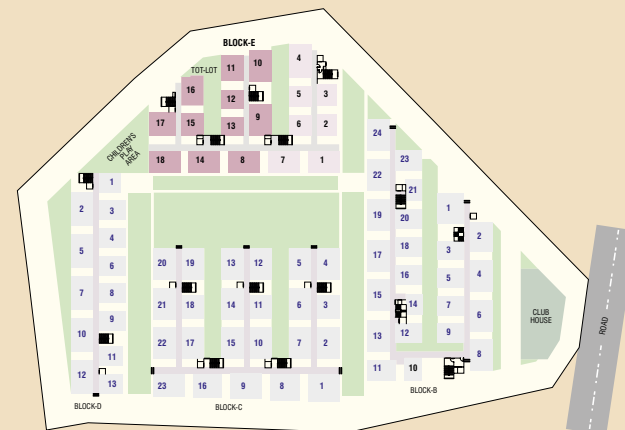
Ground and First floor  
Area Statement: **Block-E2**

Flat No.	8,14,18	9,10	11	12,13	15	16	17
Type	North 3 BHK	West 3 BHK	East 2 BHK	East 2 BHK	West 2 BHK	West 3 BHK	East 2 BHK
Carpet area	842 Sft.	797 Sft.	651 Sft.	488 Sft.	575 Sft.	742 Sft.	691 Sft.
External wall	51 Sft.	52 Sft.	48 Sft.	42 Sft.	45 Sft.	53 Sft.	56 Sft.
Sit out/Utility	34 Sft.	78 Sft.	61 Sft.	24 Sft.	24 Sft.	76 Sft.	80 Sft.
Built up area	927 Sft.	927 Sft.	760 Sft.	554 Sft.	644 Sft.	871 Sft.	827 Sft.
Common area	297 Sft.	297 Sft.	243 Sft.	177 Sft.	206 Sft.	279 Sft.	265 Sft.
Super Built up area	1224 Sft.	1224 Sft.	1003 Sft.	731 Sft.	850 Sft.	1150 Sft.	1092 Sft.
No. of flats	06	04	02	04	02	02	02
FLATS	G8 to 108 G14 to 114 G18 to 118	G9 to 109 G10 to 110	G11 to 111	G12 to 112 G13 to 113	G15 to 115	G16 to 116	G17 to 117

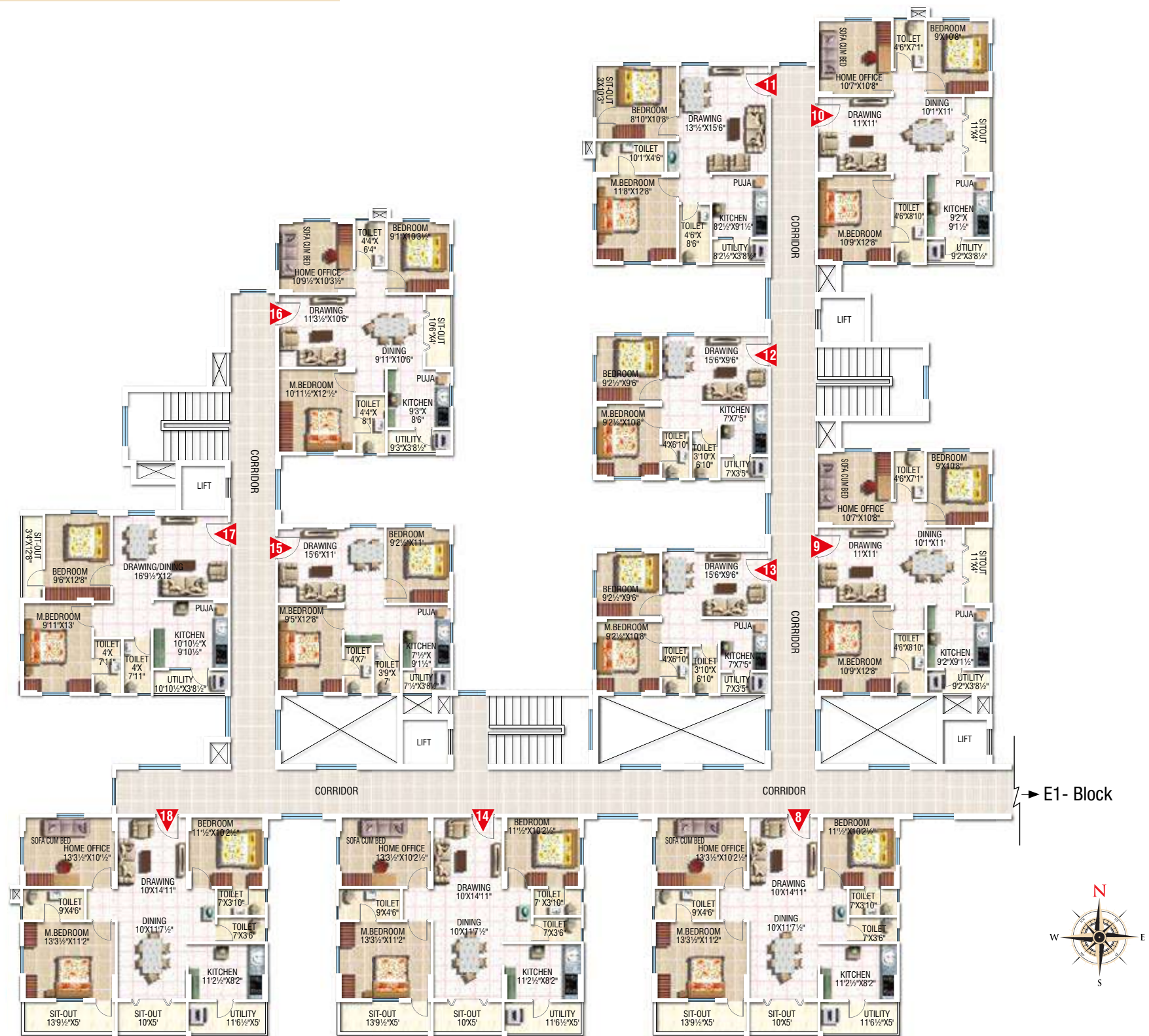
Typical floor  
Area Statement: **Block-E2**

Flat No.	8,14,18	9,10	11	12,13	15	16	17
Type	North 3 BHK	West 3 BHK	East 2 BHK	East 2 BHK	West 3 BHK	West 3 BHK	East 2 BHK
Carpet area	932 Sft.	797 Sft.	651 Sft.	488 Sft.	575 Sft.	742 Sft.	691 Sft.
External wall	55 Sft.	52 Sft.	48 Sft.	42 Sft.	45 Sft.	53 Sft.	56 Sft.
Sit out/Utility	174 Sft.	78 Sft.	61 Sft.	24 Sft.	24 Sft.	76 Sft.	80 Sft.
Built up area	1161 Sft.	927 Sft.	760 Sft.	554 Sft.	644 Sft.	871 Sft.	827 Sft.
Common area	372 Sft.	297 Sft.	243 Sft.	177 Sft.	206 Sft.	279 Sft.	265 Sft.
Super Built up area	1533 Sft.	1224 Sft.	1003 Sft.	731 Sft.	850 Sft.	1150 Sft.	1092 Sft.
No. of flats	24	16	08	16	08	08	08
FLATS	208 to 908 214 to 914 218 to 918	209 to 909 210 to 910	211 to 911	212 to 912 213 to 913	215 to 915	216 to 916	217 to 917

**E2- Key plan**



**E2- Typical floor plan**



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## WHY MODI BUILDERS

### Price : For same quality, amenities and specifications, prices are lower

- We have no investors and none of our projects are on development. All land is owned by the company, eliminating landowner/ Investor profits.
- Construction is directly carried out by us thereby keeping construction costs under control.
- Purchase input materials cheaper due to multiple projects and economies of scale.
- Purchase of larger tracts of land at reasonable prices.

### Quality : Best quality of construction for specifications promised

- Management is involved in planning and execution.
- Products used are made by reputed companies.
- Experience in managing large projects and delivering good quality

### Amenities : All projects have excellent amenities

- Pioneers in Hyderabad in introducing the concept of amenities in housing projects of all cost categories.
- Projects are always planned over vast land areas giving space for providing facilities such as playgrounds, gardens and open spaces.
- Amenities ensure a great quality of life for entire family and especially children. Clubhouses are always planned in every project.

### Permissions & Title : Correct permissions and sales are done after sanction

- Title is perfect with no litigation of any nature.
- All projects are sanctioned by HMDA/ GHMC and have all other clearances.
- Projects are registered with the RERA authorities as per requirements.
- Strict adherence to sanction plans and without any deviations.

### Timely Delivery & Customer Service

- Delivery as per dates mentioned in agreements and committed at the time of sale
- Assurance on transparency and professional customer service

## SPECIFICATIONS



### STRUCTURE:

RCC framed structure.



### WALLS:

Solid cement blocks.



### FLOORING:

Vitrified flooring.



### WINDOWS:

Powder coated aluminium with mosquito mesh and M.S. grills.



### DOORS:

Teak wood frames with skin doors.



### KITCHEN:

Granite slabs on kitchen platform. Stainless steel sink.



### PAINTING:

Internal finish lappam with OBD. External texture finish. Enamel paint on doors.



### ELECTRICAL:

Concealed wiring. Modular switches.



### TOILETS:

Ceramic tiles up to door height. Good quality sanitary / CP fittings.



### PLUMBING:

Good quality PVC / CPVC pipes.

### WATER SUPPLY:

Bore well water. Individual R.O in kitchen.



### GENERATOR:

Generator backup for lift, pumps and common areas lighting. Generator backup for each apartment for lights & fans.



### SECURITY:

24 hours security service. CCTV surveillance.



### FIRE SAFETY:

Smoke detectors in each flat. Fire fighting equipment.



### PARKING:

Double cellar car parking with pre allocated car parks for each apartment.

DISCLAIMER: The information herein i.e. specifications, designs, dimensions etc. are subject to change without notifications as may be required by the relevant authorities or the assigned architect. This cannot be form an offer unless specially covered in the contract. Every care is taken in providing this information by the owner, the developer and the managers cannot be held liable for variations. All illustrations and pictures are artists impressions only.

## Location plan



## Location Advantages / Surrounding Developments :

- 20 min drive from Hitech city
- 5 km from Kukatpaly
- 4 Km from Jeedimetla
- Shopping Complexes & Multiplexs
- Hospitals - Usha Mullapudi, Narayana Hrudayala Hospitals
- Schools - Tatva School, DRS International, DAV Public School, Montridge International School



Project by: 



# ELEGANCE

An Elegant life and an Elegant lifestyle...!



**Elegance** is a premium luxury apartment project with state-of-the-art-amenities and recreational facilities, spread over an area of about 5.5 acres. The project consists of premium apartments with superior specifications. Situated at a distance of about 5km from Kukatpally and 12 Km from the Hitech-city area, '**Elegance**' is extremely well located.

The project is being constructed by Modi Builders, a company with an excellent reputation for maintaining high standards and delivering quality housing at affordable pricing.

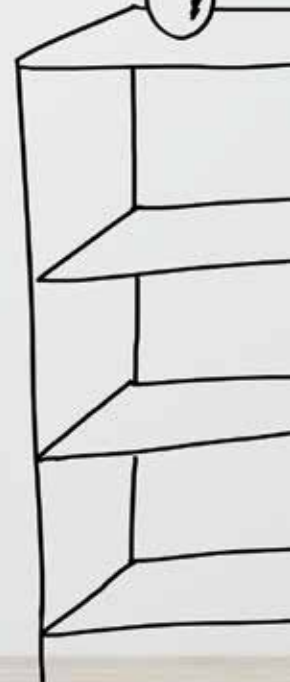
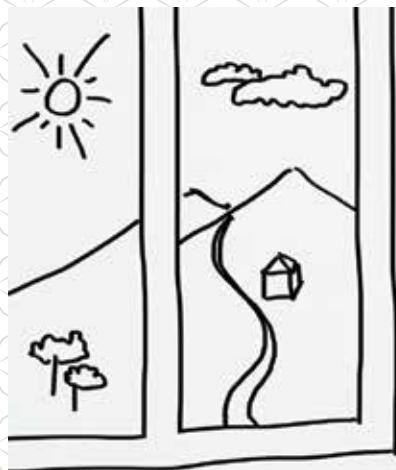




# ELEGANCE

## *Salient Features*

- 777 apartments with luxury specifications
- Excellent amenities and sports facilities
- Approved by GHMC
- Well planned layout with good lighting, ventilation and vaasthu.
- Project approved by leading financial institutions
- Builders with an exemplary track record



## Club House

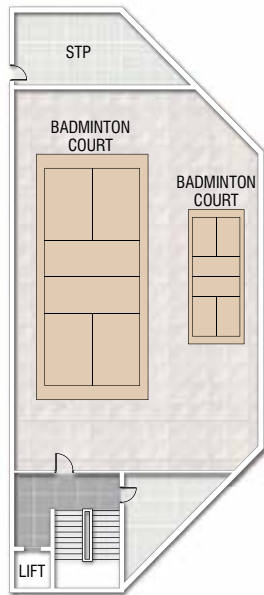
- Indoor badminton court
- Super Market/Grocery
- Cafeteria
- Pharmacy
- Banquet hall
- TV room
- Yoga/Aerobics
- Gymnasium
- Indoor games / Pool room
- Creche room
- Business centre / Conference rooms
- Saloon
- Guest rooms
- Swimming pool



## Amenities

- Landscaped gardens
- Sports facilities
- Childrens playground
- Clubhouse
- 24 hrs security, CCTV
- Fire fighting equipment
- STP
- Solar Lighting for common areas and LED's
- Two cellars for Parking

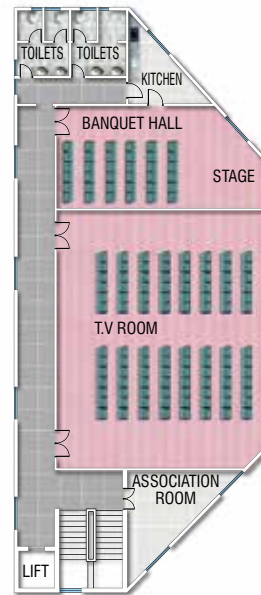
## Club House Floor Plans



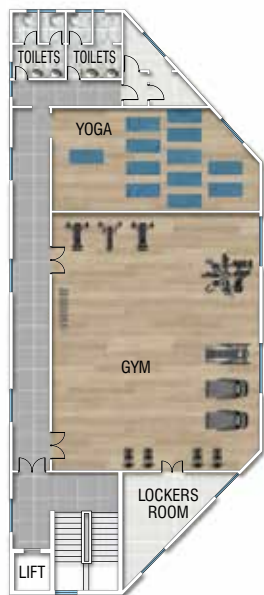
BASEMENT



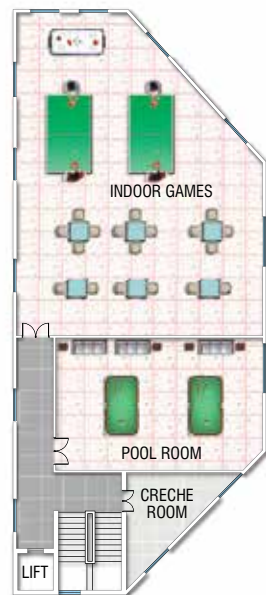
GROUND FLOOR



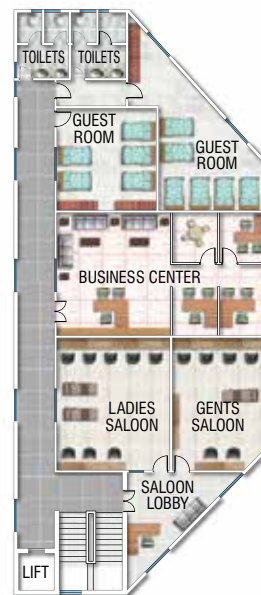
FIRST FLOOR



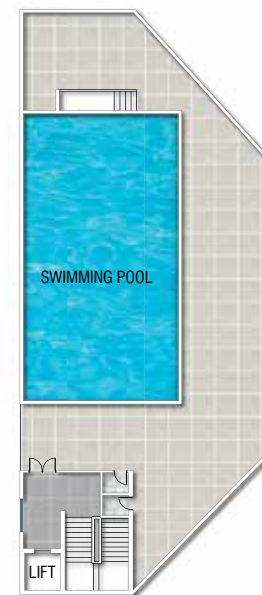
SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR



TERRACE FLOOR

\* All plans may be subject to alterations



# Layout Plan

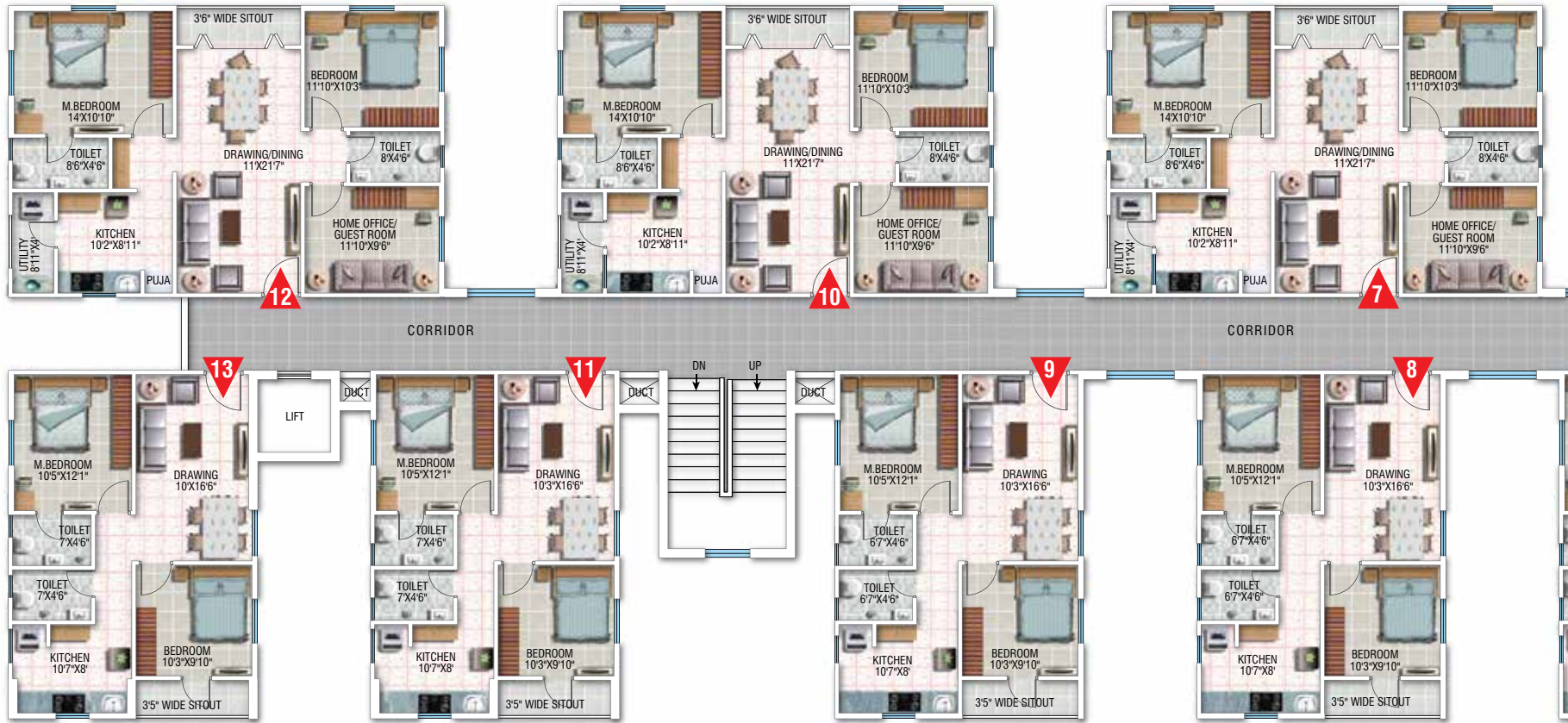


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*Block-D  
Ground and First floor plan*

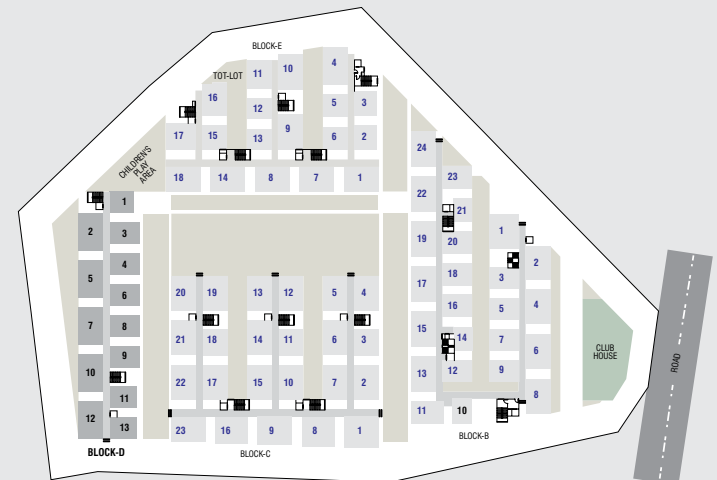
*Premium Block*



**East  
3BHK**



*Key Plan*

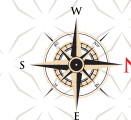
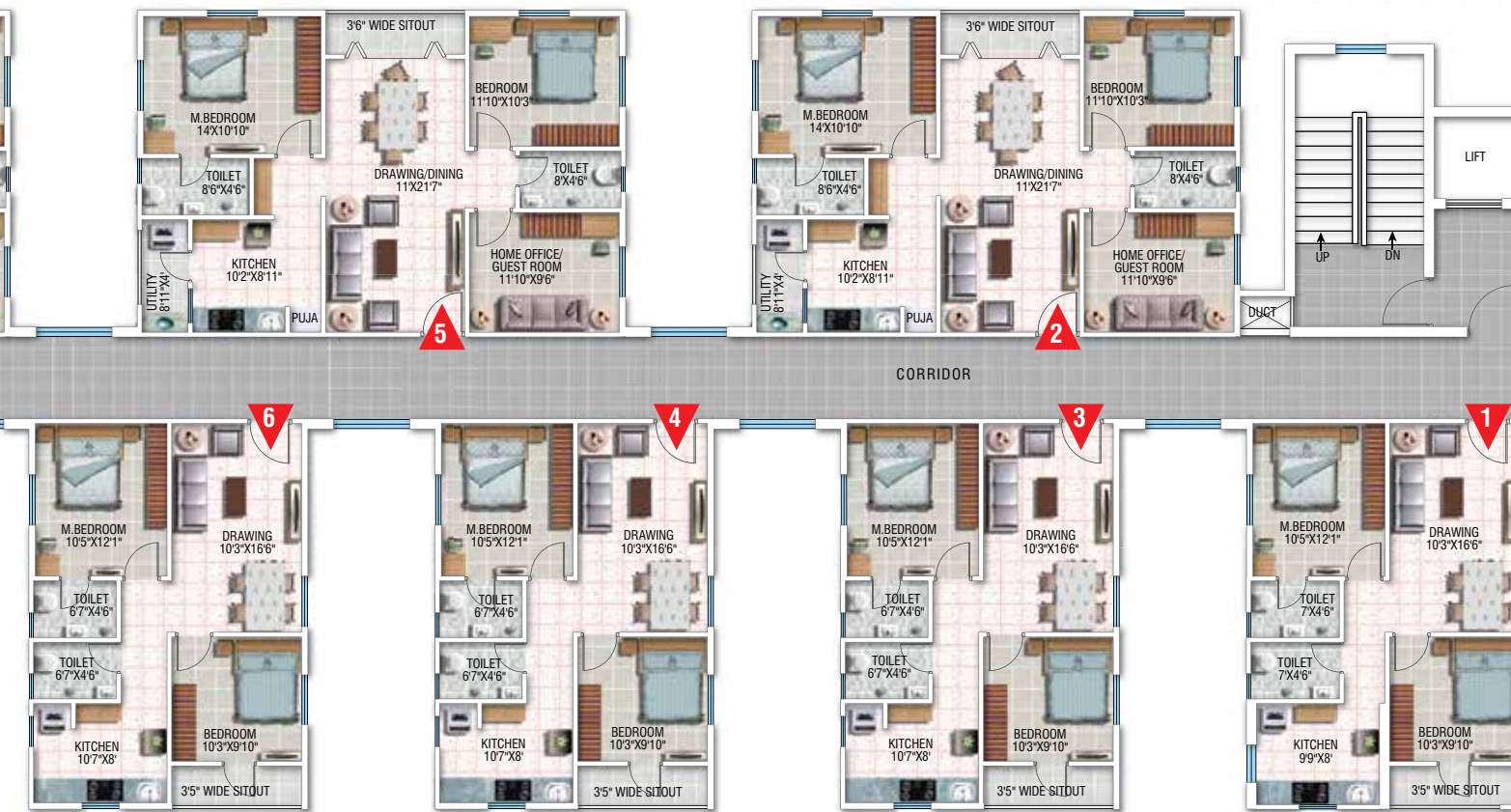


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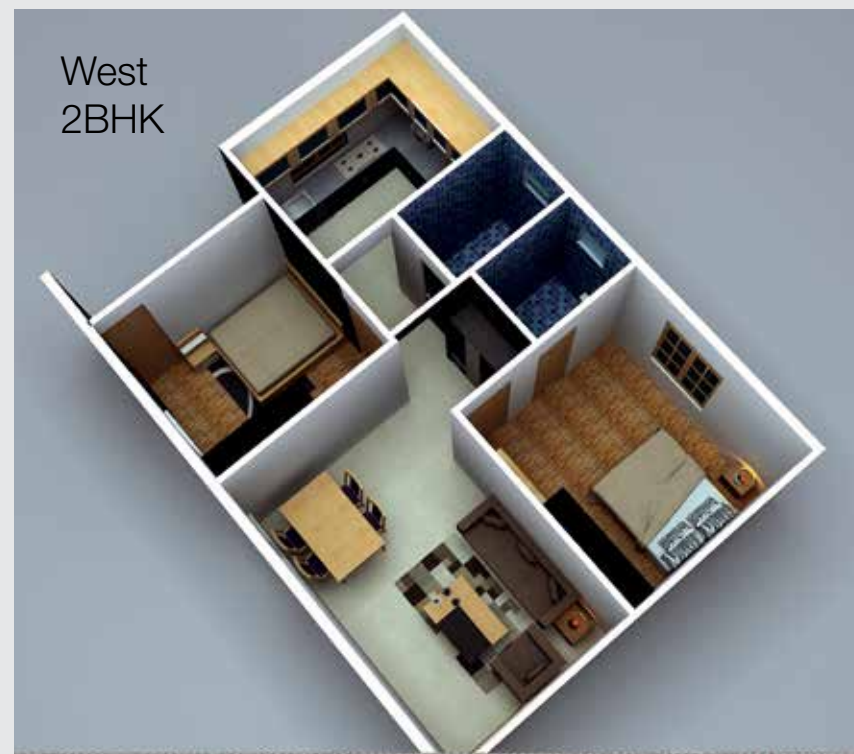
**ELEGANCE**



Ground & First floor  
Area Statement: **Block-D**

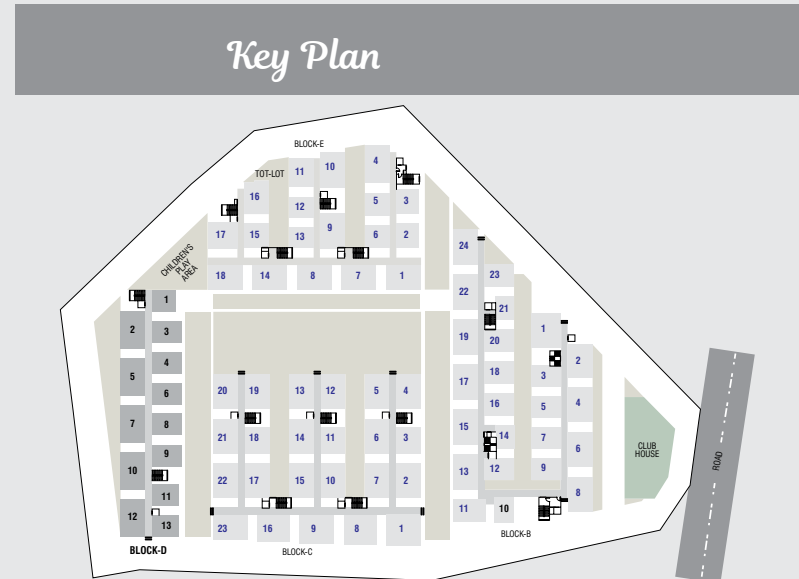
Flat No.	1,3,4,6,8,9	11,13	11,13	2,5,7,10,12
Type	West 2 BHK	West 2 BHK	West 2 BHK	East 3 BHK
Carpet area	597 Sft.	566 Sft.	597 Sft.	861 Sft.
External wall	42 Sft.	47 Sft.	42 Sft.	58 Sft.
Sit out / Utility	35 Sft.	00 Sft.	35 Sft.	72 Sft.
Built up area	674 Sft.	613 Sft.	674 Sft.	991 Sft.
Common area	216 Sft.	196 Sft.	216 Sft.	317 Sft.
Super Built up area	<b>890 Sft.</b>	<b>809 Sft.</b>	<b>890 Sft.</b>	<b>1308 Sft.</b>
No. of flats	12	02	02	10
FLATS	G1 to 101 G3 to 103 G4 to 104 G6 to 106 G8 to 108 G9 to 109	G11 G13	111 113	G2 to 102 G5 to 105 G7 to 107 G10 to 110 G12 to 112

\*Flat no. 11 & 13 are smaller in Ground floor\*



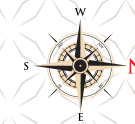
*Block-D  
Typical floor plan*

*Premium Block*





**ELEGANCE**



Typical floor  
Area Statement: **Block-D**

Flat No.	Type	Carpet area	External wall	Sit out / Utility	Built up area	Common area	Super Built up area	No. of flats	FLATS
<b>1,3,4,6,8,9,11,13</b>	West 2 BHK	597 Sft.	42 Sft.	35 Sft.	674 Sft.	216 Sft.	<b>890 Sft.</b>	64	201 to 901, 203 to 903 204 to 904, 206 to 906 208 to 908, 209 to 909 211 to 911, 213 to 913
<b>2,5,7,10,12</b>	East 3 BHK	938 Sft.	69 Sft.	235 Sft.	1242 Sft.	397 Sft.	<b>1639 Sft.</b>	40	202 to 902, 205 to 905 207 to 907, 210 to 910 212 to 912

\* All plans may be subject to alterations

# Specifications

## STRUCTURE :

RCC framed structure.

## WALLS :

Solid cement blocks.

## FLOORING :

Large good quality Vitrified tiles. Corridors granite flooring with 4' dado.

## WINDOWS :

UPVC windows with mosquito mesh and M.S. grills.

## DOORS :

Teak wood frames with skin doors.

## KITCHEN:

Granite slabs on kitchen platform. Stainless steel sink.



## PAINTING :

Internal finish lappam with OBD. External texture finish. Enamel paint on doors.

## ELECTRICAL :

Concealed wiring. Modular switches.

## TOILETS :

Large Ceramic tiles up to door height. Good quality sanitary / CP fittings. Provision for washing machine.

## PLUMBING :

Good quality PVC / CPVC pipes.

## WATER SUPPLY :

Bore well water. Individual R.O in kitchen, HMWSSB water.

## GENERATOR :

Generator backup for lift, pumps and common areas lighting. Generator backup for each apartment for lights & fans only.

## SECURITY :

24 hours security service. CCTV surveillance.



## FIRE SAFETY :

Smoke detectors in each flat. Fire fighting equipment.

## ADDITIONAL:

### 1.) EV CHARGE\*

Optional EV fast charging points.

### 2.) SMART HOME\*

Optional customized home automation package.

### 3.) MODULUR KITCHEN\*

Kitchen cabinet standardized to customer drawings.

(\*With company chosen vendor at additional cost).



## Location plan



### Location Advantages / Surrounding Developments :

- 20 min drive from Hitech city
- 5 km from Kukatpaly
- 4 Km from Jeedimetla
- Shopping Complexes & Multiplexs
- Hospitals - Usha Mullapudi, Narayana Hrudayala Hospitals
- Schools - Tatva School, DRS International, DAV Public School, Montridge International School

## Why Modi Builders

### **Trust: Most trustworthy builder in Hyderabad**

- 30 years of delivering quality housing.
- 20+ projects completed and delivered.

### **Price: For same quality & amenities our prices are lower**

- Company owned land (no Investor / landowner profits).
- In house construction (all costs are kept to a minimum).
- Cheaper input materials due to large scale construction & good relationship with suppliers.

### **Quality : Highest quality of construction**

- Management is involved in every step of planning and execution.
- All materials & products used are from reputed companies.
- Several large projects successfully executed and delivered.
- Decades of experience in construction.

### **Amenities : State-of-the-art amenities**

- Pioneers in providing excellent amenities in affordable housing projects.
- Playgrounds, landscaped gardens and plenty of open spaces.
- Beautiful clubhouses in every project.

### **Permissions & Title : All permissions are exactly according to law**

- Perfect title with no litigation.
- All projects sanctioned by HMDA/ GHMC and have fire / airport clearances.
- All projects are RERA registered.
- Zero deviations from sanction plans.

### **Timely Delivery & Good Customer Service**

- Delivery always as per dates in agreements.
- Transparent and professional customer service.

## Our Other Residential Projects

### GOLDEN COUNTY

@ Rampally,  
near Infosys Pocharam.  
137 Luxury Duplex Villas



RERA No.: P02200000242

### GOLDEN COUNTY ANNEXE

@ Rampally,  
near Infosys Pocharam.  
276 Luxury villas in Phase II



RERA No.: P02200000551

### SERENE PARK

@ Ghatkesar,  
near Infosys Pocharam.  
570 Luxury Apartments



RERA No.: P02200002680

### Lakeview

@ Lakshmiguda Village, Rajendra Nagar.  
371 Luxury Apartments



RERA No.: P02400004624

### Sterling heights

@ Gundla Pochampally, near Kompally.  
648 Luxury Apartments



RERA No.: P02200001150

### edifice

@ Mallampet, near Bachupally / Miyapur.  
611 Luxury Apartments



RERA No.: P02200001454



@ Pocharam, near Infosys.  
510 Luxury Apartments



## PARADISE

@ Hayathnagar, L.B. Nagar.  
427 Luxury Apartments



RERA No.: P02400000970



@ Aushapur,  
near Infosys Pocharam.  
560 Residential Open Plots



@ Mallampet, near Bachupally / Miyapur.  
934 Luxury Apartments



RERA No.: P02200003277



## Lotus Homes

@ Bandlaguda, near Nagaram.  
522 Luxury Apartments



## THE NEST

@ Kongarkalan, near TCS Adibatla.  
47 Luxury Apartments



RERA No.: P02400003678

### Upcoming Projects

#### GOLDEN MEADOWS

550 Residential Plots  
at Bibinagar

#### CELESTIA TOWERS

735 Luxury Apartments  
at Pocharam

#### ELITE HOME

917 Luxury Apartments  
at Ghatkesar

#### HILLSIDE RESIDENCY

450 Luxury Apartments  
at Mallampet  
near Bachupally

#### LAKESHORE RESIDENCY

1078 luxury apartments  
at Laxmiguda  
IRR Road - Airport Road

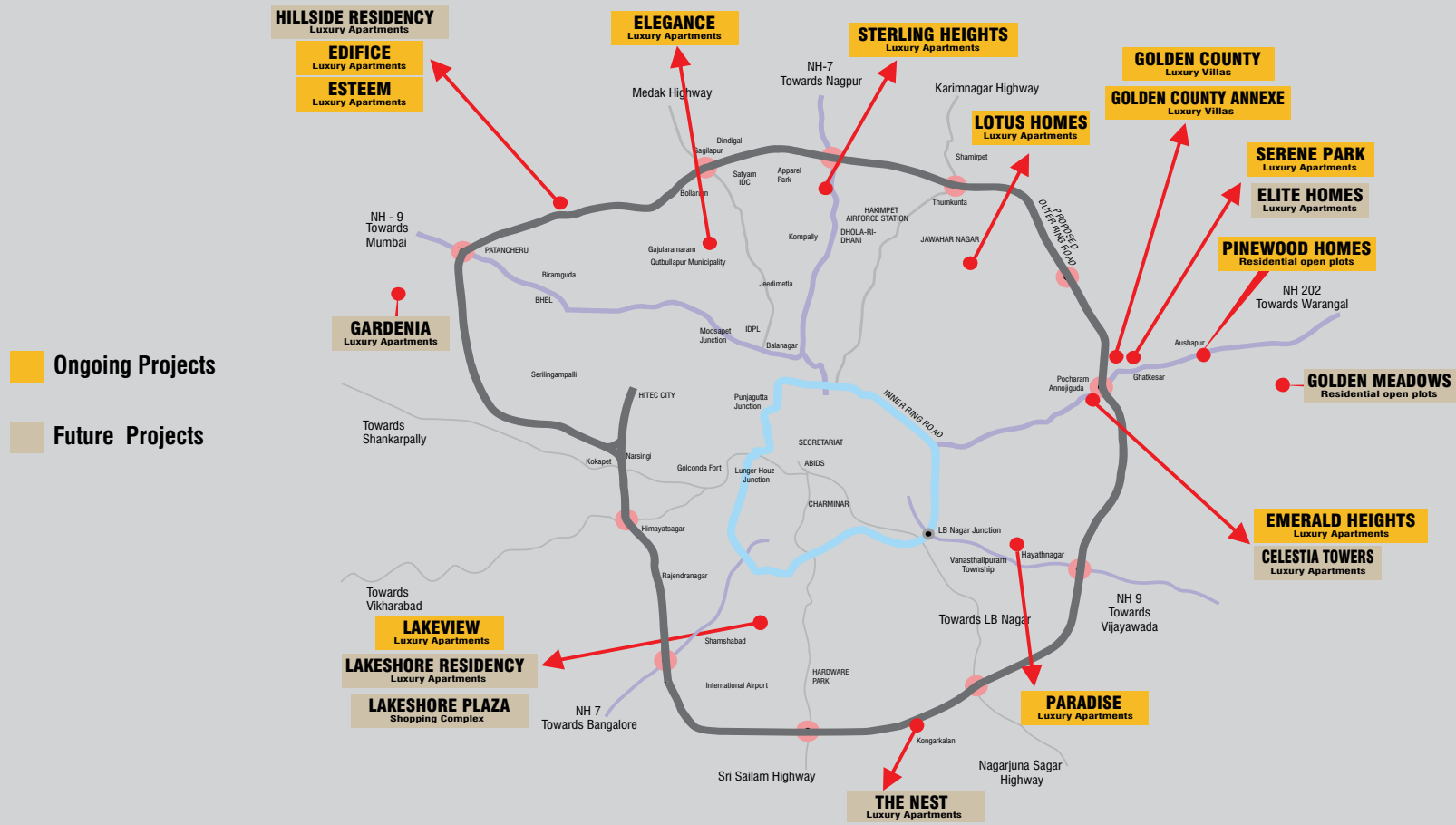
#### GARDENIA

1532 Luxury Apartments  
at Pashamylaram,  
near Isnapur

#### LAKESHORE PLAZA

Shopping Complex  
at Laxmiguda  
IRR Road - Airport Road

# Our Projects



Project by:



**Modi Builders**

4th floor, Ashoka Hi-Tech chambers, 8-2-120/76/1/B/16,17,18,  
Road No.2

Banjara hills, Hyderabad-500 034.

**Ph: 040-6633 3111, 6633 6633**

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Scan QR code for details:



Web link: <http://www.modibuilders.com/>

Site office:



**ELEGANCE**

Sy. No.83 & 84(P)

Gajularamaram (V), Quthbullapur (M)

Medchal-Malkajgiri District.

