



SPLENDOUR LUXURY APARTMENTS

At Gajularamaram, Near Kukatpally

A Venture by:



Modi Builders





'SPLENDOUR' is an luxury apartment complex with state- of the art amenities and recreational facilities spread over a land area of about 4.5 acres. This project consists 480 premium apartments with luxury specifications. Situated at a distance of about 5km from Kukatpally and 12km from the Hitech-city area, 'SPLENDOUR' is extremely well located.

Luxurious amenities, high quality construction and close proximity to important parts of the city will make living at 'SPLENDOUR' a great pleasure for all its occupants!

'Splendour' 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

- 480 luxury apartments over an area of about 4.5 acres
- World Class amenities & Sports facilities
- Completely residential and approved by HUDA
- Vaasthu compliant
- Project approved by leading banks and institutions
- Builders with exemplary track record
- About 12km from Hitech City / Cyber towers and about 5km from Kukatpally.



FACILITIES

- Landscaped Gardens / Playgrounds
- Sports Facilities of International quality
 - Badminton
 - Squash
 - Tennis
 - Basket ball
- Clubhouse (38000sft)
- Swimming Pool with Jacuzzi
- Security
 - Completely compounded
 - CCTV to security room for effective surveillance
 - 24 hours security, intercom facility between the flats and the security area
 - Panic buzzer from each flat to security room.
- Fire safety
- Parking
 - Double cellar car parking with pre allocated car parks for each apartment





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



CLUB HOUSE (38000 SFT.)

● GROUND FLOOR

- * Reception
- * Super market
- * Cafeteria
- * Pharmacy
- * Laundry

* FIRST FLOOR

- * Yoga /Aerobic centre
- * Air-conditioned TV & conference room

● SECOND FLOOR

- * Children's games room & gaming arcade
- * Table tennis
- * Air-conditioned pool room

● THIRD FLOOR

- * Air-conditioned gym
- * Steam
- * Sauna
- * Ladies saloon
- * Gents saloon

● FOURTH FLOOR

- * Conference room
- * Business centre
- * Air-conditioned Library / study
- * Guest Rooms

THIRD FLOOR PLAN



FOURTH FLOOR PLAN



LAYOUT PLAN

	Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 8	Type 9
GROUND & FIRST FLOOR									
Built up	1493 Sft.	1350 Sft.	1325 Sft.	1325 Sft.	1256 Sft.	1325 Sft.	918 Sft.	746 Sft.	746 Sft.
Common	440 Sft.	398 Sft.	391 Sft.	391 Sft.	370 Sft.	391 Sft.	271 Sft.	220 Sft.	220 Sft.
Total	1933 Sft.	1748 Sft.	1716 Sft.	1716 Sft.	1626 Sft.	1716 Sft.	1189 Sft.	966 Sft.	966 Sft.
TYPICAL (2nd - 9th Floor)									
Built up	1493 Sft.	1493 Sft.	1493 Sft.	1493 Sft.	1428 Sft.	1493 Sft.	972 Sft.	746 Sft.	746 Sft.
Common	440 Sft.	440 Sft.	440 Sft.	440 Sft.	421 Sft.	440 Sft.	287 Sft.	220 Sft.	220 Sft.
Total	1933 Sft.	1933 Sft.	1933 Sft.	1933 Sft.	1849 Sft.	1933 Sft.	1259 Sft.	966 Sft.	966 Sft.





FURNITURE PLAN

TYPE 1 - 1933 Sft.

(Built up 1493 Sft. + Common 440 Sft.) Ground to 9th Floor



TYPE - 1

- A - 9, 10, 11, 12, 13, 14
- B - 1, 2, 5, 6
- C - 2, 3, 4, 5

TYPE 2 - 1933 Sft.

(Built up 1493 Sft. + Common 440 Sft.) 2nd to 9th Floor



TYPE - 2

- A - 1, 2, 3, 4, 5, 6, 7
- D - 9, 10, 11, 12, 13

TYPE 2 - 1748 Sft.

(Built up 1350 Sft. + Common 398 Sft.) Ground & First Floor



TYPE - 2

- A - 1, 2, 3, 4, 5, 6, 7
- D - 9, 10, 11, 12, 13

TYPE 3 - 1933 Sft.

(Built up 1493 Sft. + Common 440 Sft.)
2nd to 9th Floor



TYPE - 3

A - 15
C - 1,6

TYPE 3 - 1716 Sft.

(Built up 1325 Sft. + Common 391 Sft.)
Ground & First Floor



TYPE 4 - 1716 Sft. (Built up 1325 Sft. + Common 391 Sft.) Ground & First Floor



TYPE 4 - 1933 Sft. (Built up 1493 Sft. + Common 440 Sft.) 2nd to 9th Floor



TYPE - 4

D - 8

TYPE 5 - 1849 Sft.

(Built up 1428 Sft. + Common 421 Sft.)
2nd to 9th Floor



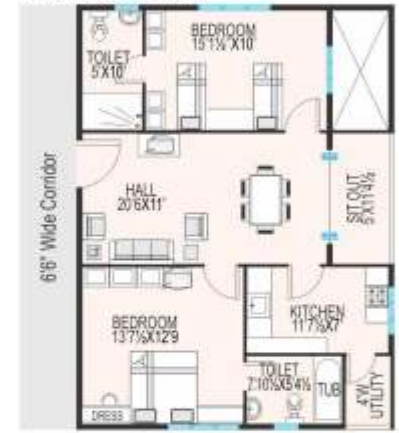
TYPE 6 - 1933 Sft.

(Built up 1493 Sft. + Common 440 Sft.)
2nd to 9th Floor



TYPE 7 - 1189 Sft.

(Built up 918 Sft. + Common 271 Sft.)
Ground & First Floor



TYPE 5 - 1626 Sft.

(Built up 1256 Sft. + Common 370 Sft.)
Ground & First Floor



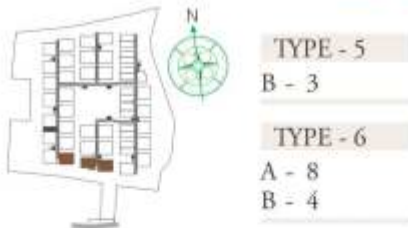
TYPE 6 - 1716 Sft.

(Built up 1325 Sft. + Common 391 Sft.)
Ground & First Floor



TYPE 7 - 1259 Sft.

(Built up 972 Sft. + Common 287 Sft.)
2nd to 9th Floor



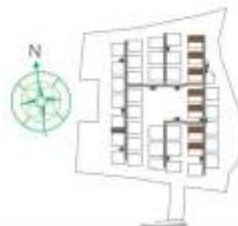
TYPE 8 - 966 Sft.

(Built up 746 Sft. + Common 220 Sft.)
Ground to 9th Floor



TYPE - 8

D - 1a, 2a, 3a, 4a, 5a, 6a, 7a



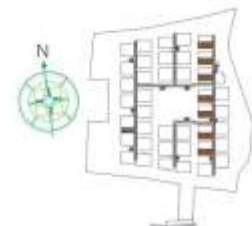
TYPE 9 - 966 Sft.

(Built up 746 Sft. + Common 220 Sft.)
Ground to 9th Floor



TYPE - 9

D - 1b, 2b, 3b, 4b, 5b, 6b, 7b



INTERIOR VIEW



HIGHLIGHTS

- **Clubhouse and Amenities:** A host of amenities have been planned at Splendour. As can be seen from the clubhouse plans, the entire area of the clubhouse is about 38000 sft. Clear allocation of space has been done for each facility planned, thereby ensuring that all these facilities are created as assured by the builder. The sports facilities provided will be of international quality. All courts are being designed as per international standards. Every facility being offered at Splendour will be truly state of the art.
- **Sports Facilities:** An array of sports facilities are available such as Badminton, Squash, Tennis, Basket ball etc. Other fitness facilities such as a Gymnasium, Yoga & Aerobic centre, Swimming pool, Steam & Sauna etc. are also available.
- **Design of flats:** All flats are designed for privacy as well as for best utility of space. There are no common walls between apartments. The overall plan is such that all the apartments have excellent lighting as well as ventilation. Also all blocks are inter connected.
- **Generator Backup:** Generator back up is available for each apartment.
- **Lifts:** 8 automatic lifts are being provided.
- **Parking:** A double cellar ensures that parking will be more than adequate.



CELLAR 1



CELLAR 2



SPECIFICATIONS

Item	Super Deluxe	Luxury
Structure	RCC Framed Structure	RCC Framed Structure
Walls	Solid Blocks / Table brick	Solid Blocks / Table brick
Lofts	Lofts Provided in Kitchen and Bedrooms	Lofts Provided in Kitchen and Bedrooms
Flooring	Ceramic	Choice of Marble Slabs flooring with Tin Oxide polish or Vitrified flooring, Vitrified tiles in Kitchen
Windows	Powder coated aluminum windows with grills	Powder coated aluminum windows with Mosquito Mesh and MS grills
Doors	Wooden Frames Main Door- Moulded Door Other Doors- Flush Doors	Teak wood frames All Doors - Moulded Skin Doors
Kitchen	Granite Tiles platform with matching ceramic dado, Stainless steel sink Loft tank in Kitchen	Granite slabs platform with matching granite tiles dado Stainless steel sink with drain board Loft tank in Kitchen
Painting	OBD with lappum-internal walls Texured finish for external walls Enamel paint for all woodwork & main door polished	OBD with lappum-internal walls Texured finish for external walls Enamel paint for all woodwork & main door polished
Electrical	Concealed wiring with Anchor switches Concealed TV & Telephone points DB's with MCB's isolators	Concealed wiring with A/c Point in all Bedrooms, Modular Switches Concealed TV & Telephone points DB's with MCB's isolators
Toilets	Ceramic tiles - Dado up to door height C.P. Fittings of good quality Provision for washing machine Sanitary - Raasi/Johnson with separate flush tank	Designer Ceramic tiles upto door height CP Fittings of excellent quality (Marc/Jaquar or similar) Bath tub in master bedroom for 3 BHK Provision for washing machine Sanitary - Hindware or its Equivalent Quality
Plumbing	Concealed CPVC / GI pipes of good quality	Concealed CPVC / GI pipes of good quality
Water Supply	Bore well water Water recycling plant for flushing and gardening Drinking water in kitchen	Bore well water Water recycling plant for flushing and gardening Drinking water in kitchen
Lifts	Automatic Lifts	Automatic Lifts
Generator	Generator backup for 2 lighting points per flat	Generator backup of 1.5KVA in 3BHK and 0.5KVA in 2BHK Units
Security	24 Hrs security service EPABX facility between each flat and security room. Panic buzzer in each flat	24 Hrs security service EPABX facility between each flat and security room. Panic buzzer in each flat
Fire Safety		Smoke Detectors in each flat

NOTE :

- * Final specifications and plans may be subject to minor changes
- * Amenities will be delivered in a phased manner.

OUR OTHER RESID

CURRENT PROJECTS

'EMERALD HEIGHTS' is an premium apartment project with 876 apartments located at Pocharam (Near Singapore City).

'SILVER SPRINGS' is a large apartment project consisting of 630 luxury & super deluxe apartments located at Quthbullapur, near Balanagar.

'PALM SPRINGS' located at Kompally, Phase 2 has 63 ultra-luxury apartments with an exclusive clubhouse and other amenities.

'EMERALD PARK' is a large integrated township located at Pocharam (Near Singapore City) comprising of 252 luxury independent houses.

'HARMONY HOMES' located at Lalgudi Malakpet, Near Ratnalayam Temple, Shamirpet has 68 luxury villas.

'STERLING' is a 756 Luxury Apartments & 91 Villas project located at Gundla Pochampally.

'GOLDEN PALMS' is a large integrated township located at Ameenpur (Near BHEL) consisting of 131 independent houses.

'SUNSHINE PARK' located at Ghatkesar (Near Singapore City), has about 184 luxury independent homes.

'GREENWOODS' located at Dindigul is a layout of 68 luxury villas.

NEW LAUNCHES

'EDIFICE' 2322 Luxury apartments located at Shambupur, near Bachupally.

'GOLDEN COUNTY' 418 Luxury villas at Rampally, Near Singapore Township & Infosys SEZ.

'SERENE PARK' 870 apartments at Ghatkesar, Near Singapore City (Sanskriti) and Raheja Mind Space IT Park & Infosys SEZ.

'GREENVILLE HOMES' 220 Luxury villas & 390 apartments located at Kongar Kalan, near the International Airport.

'PARADISE' 520 Apartments located at Hayathnagar, L.B. Nagar.

PROPOSED PROJECTS

'ELEGANCE' 796 Luxury apartments at Gajularamaram, Kukatpally.

'PINEWOOD HOMES' 793 Independent homes at Aushapur, Near Ghatkesar

'GOLDEN MEADOWS' 306 weekend homes located at Bibinagar, Ghatkesar.

'LOTUS HOMES' 533 Apartments located at Bandlaguda, Near Nagaram.

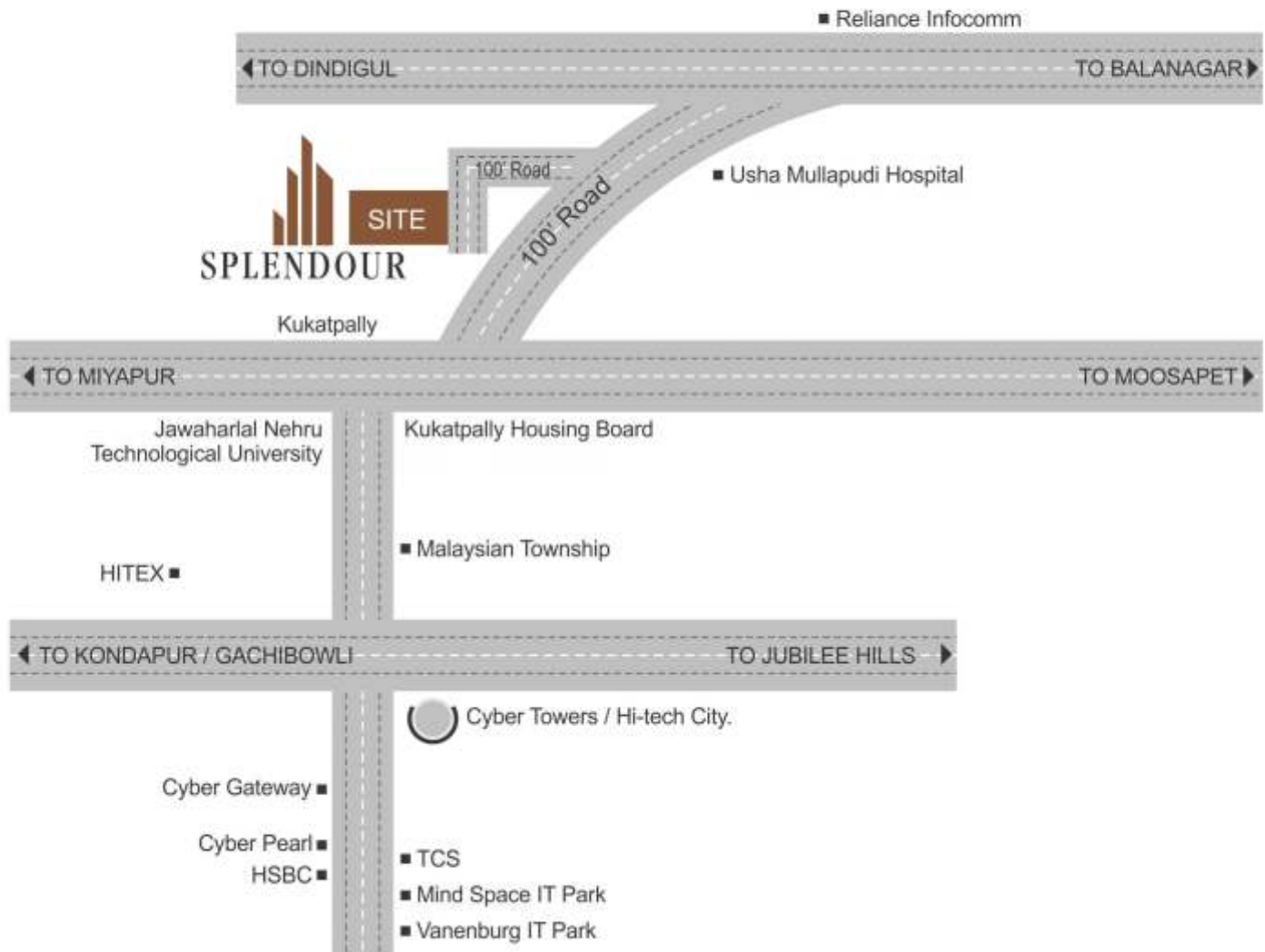
'ROCK HEIGHTS' 1100 Apartments at Laxmiguda, Near Chandrayangutta / Near Samshabad International Airport.

* New projects also planned at various other areas in and around Hyderabad. Please visit our website www.modibuilders.com for latest information.

FAQ

1. What is the extent of land?	The land area is about 4.5 acres.
2. What is the schedule of completion?	The entire project is expected to be completed in 36-48 months.
3. Can the design of the apartments be changed?	No. All apartments shall be as per design and elevation given by the builder. This ensures that all apartments have a similar look and that the elevation is consistent. However, minor internal changes can be made upon request.
4. Will a buyer be a member of the Club house?	Yes. All occupants of Splendour will be members of the Club house and will be entitled to use the facilities of the Club house. No outsiders will be permitted to use the facilities.
5. What are the maintenance charges for the common facilities?	The maintenance charges will be about Rs. 1/- per sq ft per month for most of the facilities. A corpus fund of Rs. 25,000/- is payable at the time of taking possession. Extra charges may be charged by the association for some special facilities.
6. Who will maintain the common facilities?	An association of the owners of the apartments will be formed to look after the common facilities. Duly elected members shall run the association. However, the builder shall help the association maintain the common facilities for the first year. The builder shall also help the association appoint agencies for house keeping, security and other services.
7. Have the approvals been obtained?	Approval from HMDA / GHMC for the building has been obtained.
8. Have legal clearances been obtained?	Our project have been approved by several banks and leading housing finance companies.
9. Will any commercial activity be permitted in the apartments?	No commercial activity will be allowed within the complex.
10. What are the other charges?	All charges apart from registration charges, VAT and service tax are included in our pricing. Charges for additions / alterations from standard specifications shall be extra.
11. How do I obtain a housing loan?	Most purchasers, if eligible, can obtain housing loans from 80% to 90% of total sale consideration including registration charges. The customer may approach us for completing home loan procedures. The purchaser can also approach the bank directly and obtain a sanction.
12. How do I book an apartment?	Residents of Hyderabad are advised to visit our office. Booking can be made at our head office by payment of Rs. 25,000/- and signing the booking form. NRIs or residents from other parts of India can apply using the booking request form provided on our website and transferring Rs. 25,000/- to our bank account. On receipt of the booking request form & payment, we shall confirm the booking by email. Please note that bookings are on a first-come-first-serve basis. We will not hold or block any apartment without receiving the booking amount.

LOCATION PLAN



Project funded & approved by:



Promoted by :

Grandeur Homes Pvt. Ltd.

5-4-187/3 & 4, 3rd Floor, M.G. Road,
Secunderabad - 500 003.

A group company of



Modi Builders

5-4-187/3 & 4, 3rd Floor, M.G. Road, Secunderabad-500 003.
Ph : **040 - 6633-6633, 66333111**. Fax : 040 - 27541450
sales@modibuilders.com www.modibuilders.com

Site Office



S.No. 157, Gajularamaram,
Kukatpally. Ph : **040 - 6456-5656**.

Architects

RAGA Architects
602, Swapnalok, S.D. Road,
Secunderabad - 500 003.
Tel.: 27840295, 66912432.
E-mail: raga_architects@yahoo.com

Structural Engineers

ZAKI & ASSOCIATES
H.No. 3-6-10, 4th Floor,
Anasuya Commercial Complex,
Beside Remedy Hospital, Himayat Nagar,
Hyderabad - 500 029.
Ph. : 23224772, 66613497, 66364922.