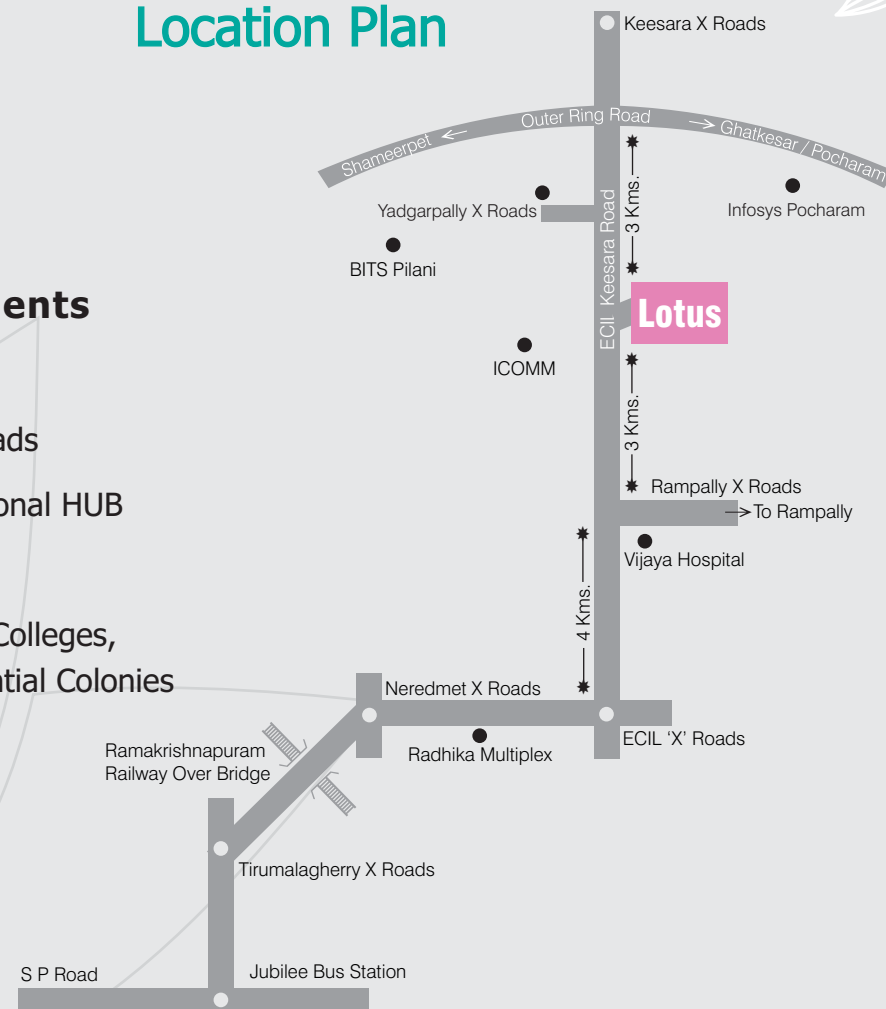


Location Plan

Surrounding Developments

- 3 kms from ORR
- 7 kms from Kushaiguda X Roads
- Close to BITS Pilani / Educational HUB
- Near Infosys Pocharam
- Close to Quality Engineering Colleges, Hospitals, Theatres & Residential Colonies



Plots / Villas

'STERLING HOMES' 91 luxury Duplex/Triplex villas project located at Gundla Pochampally, near Kompally.

'SUNSHINE PARK' located at Ghatkesar (near Singapore Township), Infosys has 184 luxury independent homes.

'HARMONY HOMES' located at Lalgadi Malakpet, near Ratnalayam Temple, Shamirpet has 68 luxury villas.

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

'GREENVILLE' 198 open plots located at Kongar Kalan, near Rajiv Gandhi International Airport, TCS / SEZ.

'PINWOOD HOMES' 686 open plots located at Aushapur, near Ghatkesar.

'GOLDEN MEADOWS' open plots located at Bibinagar, Ghatkesar.

'GOLDEN COUNTY' 350 luxury villas at Rampally, near Singapore Township & Infosys SEZ.

Please visit our website www.modibuilders.com for latest information.

Apartments

'SPLENDOUR' is a luxury apartment project with 480 apartments located at Gajularamaram, near Kukatpally.

'EMERALD HEIGHTS' is a luxury apartments project with 876 apartments located at Pocharam (near Singapore Township) & Infosys SEZ.

'PARADISE' 520 apartments located at Hayatnagar, L.B.Nagar.

'ELEGANCY' 800 luxury apartments at Gajularamaram, Kukatpally.

'SERENE PARK' 800 apartments at Ghatkesar, near Singapore Township & Infosys SEZ.

'EDIFICE' 2000 luxury apartments located at Shambupur, near Bachupally, close to Miyapur, Hi-tech City.

'ROCK HEIGHTS' 1100 apartments at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.

'STERLING HEIGHTS' is a 756 luxury apartments project located at Gundla Pochampally, near Kompally.



MODI BUILDERS

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8-2-120/76/1/B/16,17,18, Road No.2,
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Ph : 040-6633 3111 / 888, 6633 6633
Fax : 040-2354 1452, www.modibuilders.com
E-mail: sales@modibuilders.com

Site Office :



Sy No. 1, 2 & 88
Ahmedguda Village,
Bandlaguda, RR District

Architects :
RAGA Architects

Structural Engineers :
ZAKI & ASSOCIATES



MODI BUILDERS



Lotus Homes
Luxury Apartments

LOTUS HOMES is a premium apartment project with state of the art amenities. It has a clubhouse, play areas, gardens, swimming pool, gymnasium and several other facilities spread over a land area of about 4 acres. This project consists of 533 apartments with luxury specifications, situated at Ahmedguda, near Nagaram & Kusaiguda.

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

- Luxury apartments on 4 acres of land, with luxury specifications and facilities
- Approved by HMDA
- Well planned layout with good lighting and ventilation & Vaasthu
- Project approved by leading financial institutions
- Clear title
- Purely residential, no shops or offices within the site



Club House Features

- Super Market
- Cafeteria
- Pharmacy
- Laundry
- Air-conditioned TV/Conference room
- Gym
- Steam
- Sauna
- Children Games room
- Table Tennis
- Pool Room
- Yoga/Aerobic center
- Association Room
- Gents Saloon
- Ladies Saloon
- Library/Study
- Business Center
- Conference Hall

Amenities

- Landscaped Gardens
- Sports Facilities
 - Cricket
 - Tennis
 - Squash
 - Badminton
- Play Grounds
- Swimming Pool
- Club House
- Security
- Parking
- Fire Safety

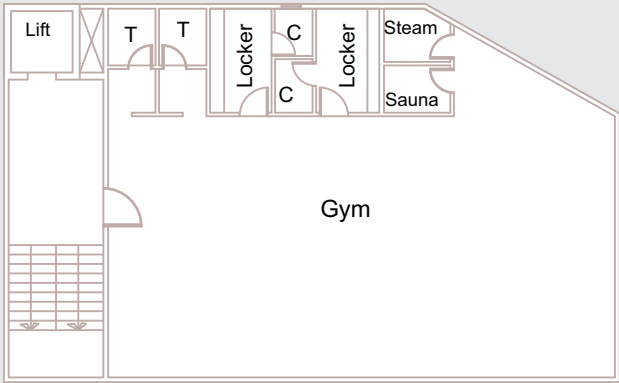
CLUB HOUSE



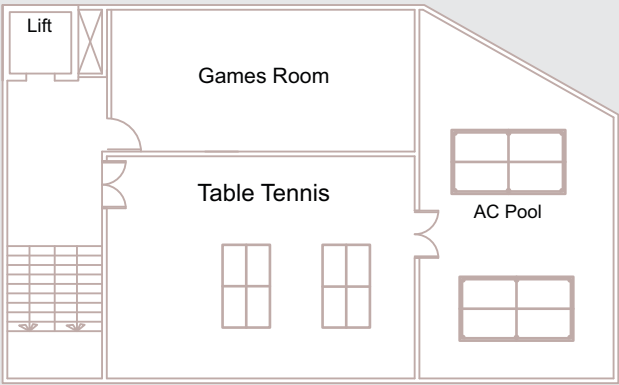
GROUND FLOOR PLAN



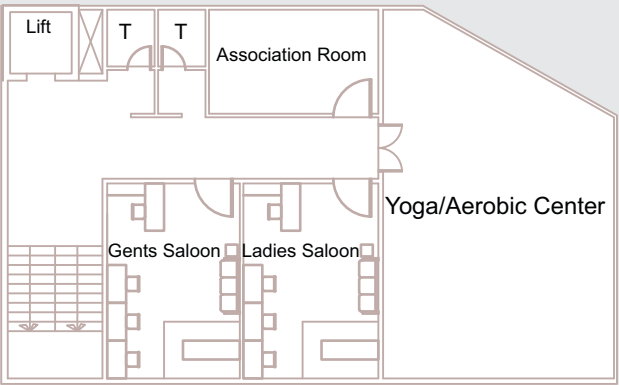
FIRST FLOOR PLAN



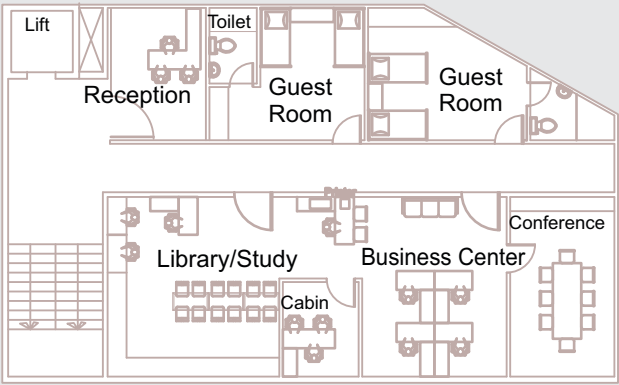
SECOND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



FIFTH FLOOR PLAN



Layout Plan



Ground to 5 Floors

	Type 1 (1bhk) (West)	Type 1 (2bhk) (East)	Type 2 (2bhk) (West)	Type 1 (3bhk) (West)	Type 2 (3bhk) (East)	Type 3 (3bhk) (East)	Type 4 (3bhk) (West)
Built up	461 Sft.	579 Sft.	579 Sft.	884 Sft.	884 Sft.	861 Sft.	861 Sft.
Common	129 Sft.	162 Sft.	162 Sft.	248 Sft.	248 Sft.	241 Sft.	241 Sft.
Total	590 Sft.	741 Sft.	741 Sft.	1132 Sft.	1132 Sft.	1102 Sft.	1102 Sft.

*Plans may be subject to Alternations.

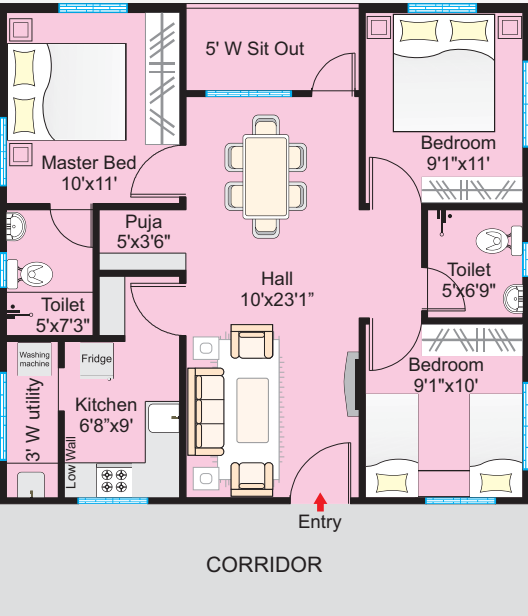


Floor Plans - (Ground + 5 Floors)

Type-2 (1132 Sft.) - 3BHK
(Built Up 884 Sft.+Common 248 Sft.)
E : 9, 11, 13, 15
F : 4, 6
G : 4, 5
H : 10, 12, 14, 16, 17

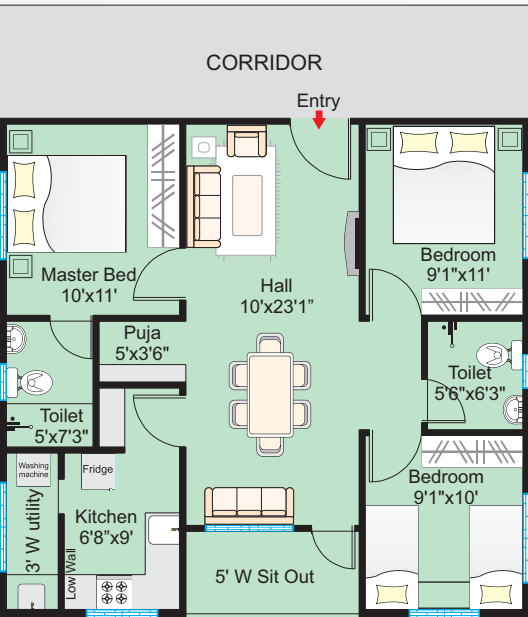
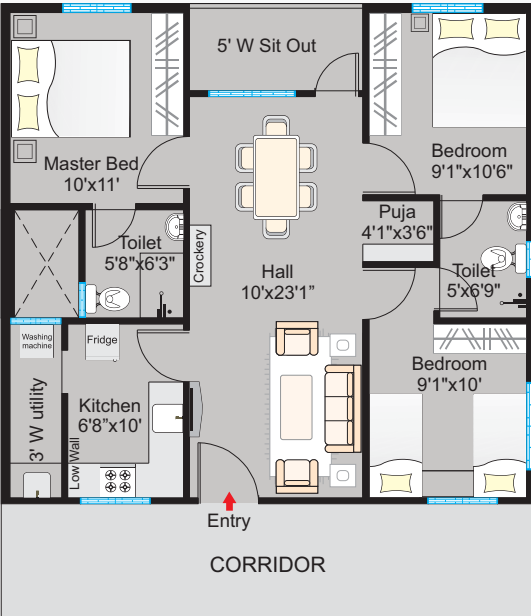


East Facing Unit



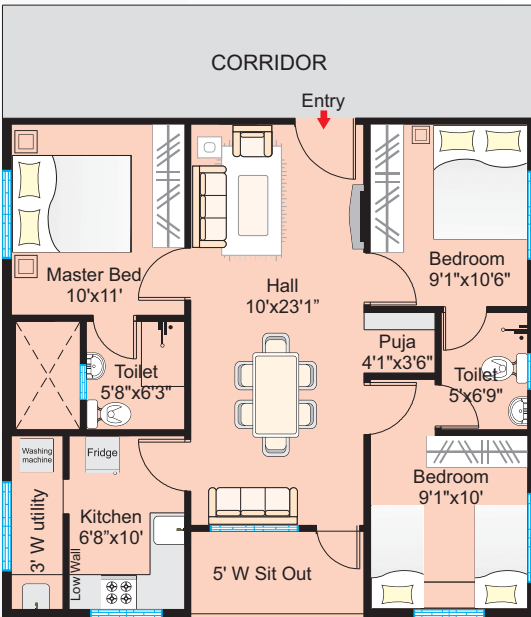
Type-3 (1102 Sft.) - 3BHK
(Built Up 861 Sft.+Common 241 Sft.)
E : 10, 12, 14, 16
F : 5
G : 6
H : 11, 13, 15

East Facing Unit



West Facing Unit

Type-1 (1132 Sft.) - 3BHK
(Built Up 884 Sft.+Common 248 Sft.)
E : 2, 4, 6, 8
F : 1, 3
G : 1, 3
H : 1, 3, 5, 7, 9



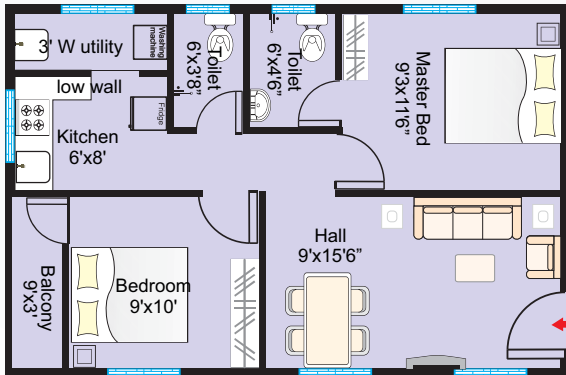
West Facing Unit

Type-4 (1102 Sft.) - 3BHK
(Built Up 861 Sft.+Common 241 Sft.)
E : 1, 3, 5, 7
H : 2, 4, 6, 8

Type-2 (741 Sft.)
(2BHK) - 109 No's
(Built Up 579 Sft.+Common 162 Sft.)
B : 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
C : 1, 2, 3, 4
D : 1, 2, 3, 4

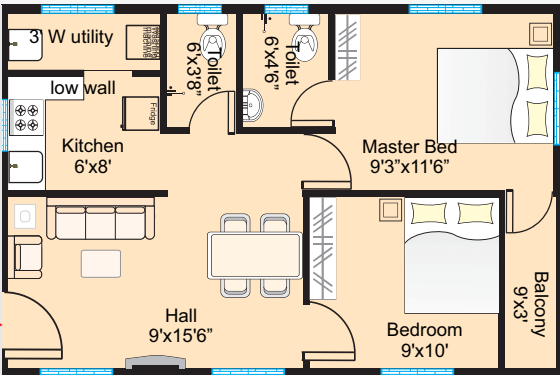


West Facing Unit



Type-1 (741 Sft.)
(2BHK) - 108 No's
(Built Up 579 Sft.+Common 162 Sft.)
B : 12, 13, 14, 15, 16, 17, 18, 19, 20, 21
C : 5, 6, 7, 8
D : 5, 6, 7, 8

East Facing Unit

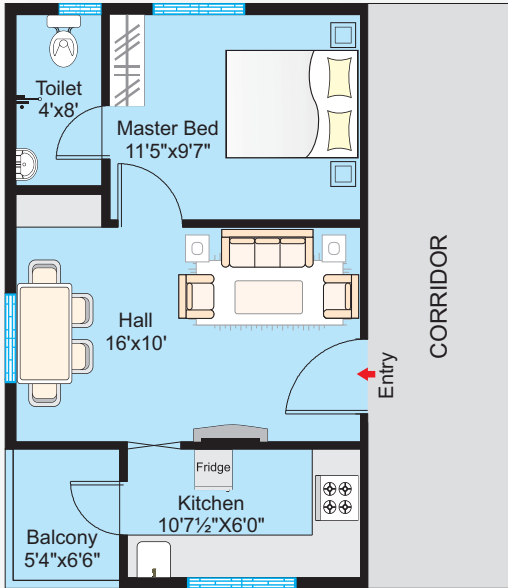


Luxury Specifications

Structure	: RCC
Walls	: Solid cement blocks with two coat sponge finish
Flooring	: Vitrified flooring
Windows	: Powder coated aluminium windows with mosquito mesh and M.S. grills
Doors	: Teak wood frames with skin doors Main door - Polished skin door
Kitchen	: Kitchen platform with granite slabs. Stainless Steel sink with drainboard Granite tiles dado above kitchen platform
Painting	: Internal finish - Lappum (smooth), External building Texture finish Emulsion paint on exterior, OBD on interior walls, Enamel paint on doors Polished main door
Electrical	: Concealed copper / aluminium wiring DBs with MCBs and isolators Modular switches Concealed telephone and TV points
Toilets	: Matching designer ceramic tiles up to door height Good quality sanitary and CP fittings (Hind Ware / Marc-Jaquar or similar) Provision for washing machine
Plumbing	: Good quality PVC pipes
Water Supply	: Borewell Water Individual R/O plant to provide drinking water in Kitchen
Generator	: Generator back up for lifts, pumps and common areas lighting Generator back up for each apartment (0.75 KVA / 1 KVA)
Security	: 24 hours security service Centrix facility on paid basis CCTV surveillance of site Panic buzzer
Fire Safety	: Smoke detectors in each flat Fire fighting equipment

Type-1 (590 Sft.) - 1BHK
(Built Up 461 Sft.+Common 129 Sft.)
A : 1, 2
F : 2
G : 2

West Facing Unit



* Specifications subject to minor changes. * Modifications at extra cost * Amenities will be delivered in phased manner.