



Greenwood RESIDENCY

Kowkur, Near Bollaram, Alwal Municipality, Secunderabad.



Living. Redefined.



Promoted by :

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.



Salient Features

- Plans approved by HUDA
- Clear Title
- 345 flats spread over 6 acres of land
- 2 & 3 bedroom flats of 1,230 sft. & 1,665 sft.
- Choice of Semi-deluxe & Deluxe flats
- Housing loans available
- Pollution free environment near Secunderabad Cantonment & Bollaram Golf Course
- Eco-friendly development - 60% open area
- Possession from February 2009 onwards
- Design as per Vastu
- No shops or offices within the site

Surrounding Development

- 2,000 acre Giga City at Jawaharnagar, being developed by HUDA
- 200 acre BITS Campus at Jawaharnagar
- 50 acre Genpact Campus at Jawaharnagar
- Shapoorji Pallonji Biotech Park & ICICI Knowledge Park, Turkapally
- Outer Ring Road
- Indus World School & Bharatiya Vidya Bhavan
- Several Layouts, Gated Communities & Apartment Complexes in Yaprul & Kowkur



Amenities

- 8,000 sft. Club House with:
 - Banquet hall cum TV Room
 - Recreation Room with Pool and TT table
 - Library
 - Fully Equipped Gym
 - Creche
- Central landscaped area of about 1 acre
- Swimming pool
- Children's park
- Landscaped gardens
- Tennis court
- Open-air Badminton courts
- Basketball court
- 8 Passenger Automatic Lifts
- Backup generator for lifts & common lighting
- 1 KVA generator backup for each flat
- CC roads and street lighting
- 24 Hrs security with CC TV
- Intercom in all flats & security room

Layout Plan







Floor Plan



Promoters Track Record

- 30 + Years Track Record
- 15 + Lakh sft. construction completed
- 20 + Projects successfully completed
- 100 + Shops & Offices completed
- 1,000+ Flats completed

Completed Projects



MAYFLOWER PARK
550 flats on 4.8 acres of land at Nacharam, Hyderabad.



GREENS TOWERS
80,000 sft. Office Space at Begumpet Main Road, Hyderabad.



SILVER OAK APARTMENTS
120 flats on 1 acre of land at Cherlapally, Hyderabad.



SILVER OAK BUNGALOWS - PHASE I
76 duplex bungalows on 6 acres of land at Cherlapally, Hyderabad.

Current Projects



SILVER OAK BUNGALOWS - PHASE II - VIII
400+ duplex bungalows on 35 acres of land at Cherlapally, Hyderabad.



MAYFLOWER HEIGHTS
280 flats on 4 acres of land at Mallapur, Near Nacharam, Hyd.

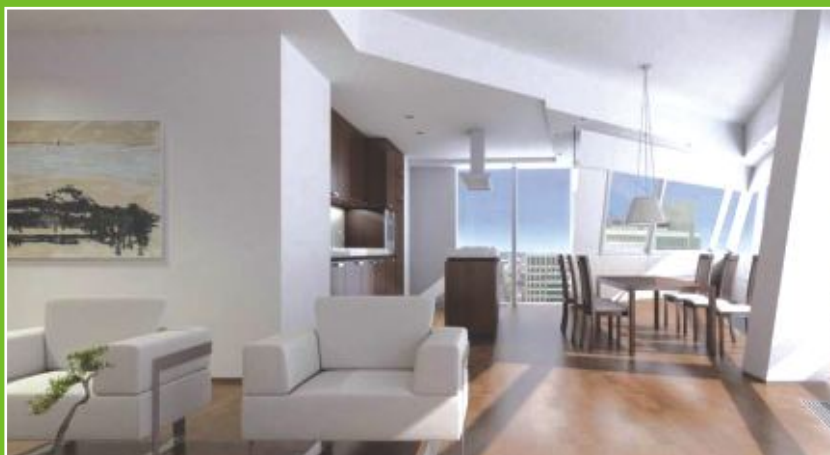


GULMOHAR GARDENS
350 flats on 4 acres of land at Mallapur, Near Hubsiguda, Hyd.



PARAMOUNT RESIDENCY
260 flats on 3 acres of land at Nagaram, Keesara Mandal Hyderabad.

Specifications



Specifications

Item	Semi-Deluxe Flat	Deluxe Flat
Structure	RCC	RCC
Walls	4"/6" Solid Cement blocks	4"/6" Solid Cement blocks
External painting	Exterior emulsion	Exterior emulsion
Internal painting	Smooth finish with OBD	Smooth finish with OBD
Flooring	Ceramic Tiles	Marble Slabs
Door Frames	Wood (Non-teak)	Wood (Non-teak)
Doors & Hardware	Flush doors with branded hardware Panel main door - polished. Other doors - enamel	Panel doors with branded hardware Panel main door - polished. Other doors - enamel
Electrical	Copper wiring with modular switches	Copper wiring with modular switches
Windows	Aluminum sliding windows with grills	Aluminum sliding windows with grills
Bathroom	Ceramic tiles with 7' dado	Designer ceramic tiles with 7' dado with bathtub in 1 bathroom
Utility Room	Separate utility area in each flat	Separate utility area in each flat
Sanitary	Branded sanitary ware	Branded sanitary ware
CP fittings	Branded CP Fittings	Superior Branded CP Fittings
Kitchen platform	Granite slab, 2 ft ceramic tiles dado, SS sink	Granite slab, 2 ft granite tiles dado, SS sink with drain board
Plumbing	GI & PVC Pipes	GI & PVC Pipes
Lofts	Lofts in each bedroom & kitchen	Lofts in each bedroom & kitchen
Electric Power Connection	Three phase power connection with generator backup for one fan & light point in each room.	Three phase power connection with generator backup for one fan & light point in each room.
Water Supply	24 hrs water supply through bore-well with separate drinking water connection in kitchen. 200 liters loft tank in each flat.	24 hrs water supply through bore-well with separate drinking water connection in kitchen. 200 liters loft tank in each flat.

- Note:
- Choice of 2 colours for interiors, western / Anglo-Indian WC, 2 or 3 combinations of bathroom tiles & sanitary fittings shall be provided.
 - Changes to external appearance and colour shall not be permitted.
 - Fixing of grills to the main door or balconies shall not be permitted.
 - Change of doors or door frames shall not be permitted.
 - Changes in walls, door positions or other structural changes shall not be permitted.
 - Only select alterations shall be permitted at extra cost.
 - Specifications / plans subject to change without prior notice.

Location Plan



- 2 minutes drive from Yapral - 1Km.
- 2 minutes drive from Kowkur Darga - 1Km.
- 5 minutes drive from Bollaram Golf Course - 2 Kms.
- 10 minutes drive from CRPF Gate on Rajiv Rahadari Highway to Karimnagar - 3 Kms.
- 10 minutes drive from the Bollaram Check Post - 3 Kms.
- 10 minutes drive from RSI Club - 3.5 Kms.
- 10 minutes drive from Alwal Raythu Bazar - 4 Kms.
- 15 minutes drive from Sainikpuri - 6 Kms.
- 15 minutes drive from Tirumalgiri X Roads - 8 Kms.
- 20 minutes drive from ECIL X Roads - 10 Kms.
- 20 minutes drive from Jubilee Bus Station, Secunderabad - 11 Kms.

Marketed by :



Head Office :
 5-4-187/3&4, II Floor, M.G. Road,
 Secunderabad - 500 003.
 Phone : +91-40-66335551, 39101958
 Fax : +91-40-27544058.
 Email : info@modiproperties.com

Site Office :
 Sy. No. 202-6, Kowkur, Bollaram,
 Secunderabad - 500 010.
 Phone : +91-40-64541456.

Visit us at : www.modiproperties.com

Promoted by :

VASANT TRADING CO.
 Hill Street, Secunderabad.

DILPREET TUBES PVT. LTD.
 Nacharam, Hyderabad.

MEHTA & MODI HOMES
 Cherlapally, Hyderabad.

MODI PROPERTIES & INVESTMENTS PVT. LTD.
 M. G. Road, Secunderabad.

PIONEER DEVELOPERS
 Kavadiguda, Hyderabad.

Owned & Developed by :
 GREENWOOD ESTATES

Architects :

SPAN CENTRE - Phone : +91-40-3022 0743

Structural Engineers :

ZAKI & ASSOCIATES - Phone : +91-40-2322 4772

For further details or site visit contact :

