

Project by: 



# PARADISE





**Paradise** is a premium apartment project with state of the art amenities and recreational facilities spread over an area of about 4 acres. The project consists of luxury apartments with superior specifications. Situated at Hayathnagar near L B nagar, '**Paradise**' 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

- 427 apartments over two phases. Phase 1 has 101 apartments and phase 2 has 326 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

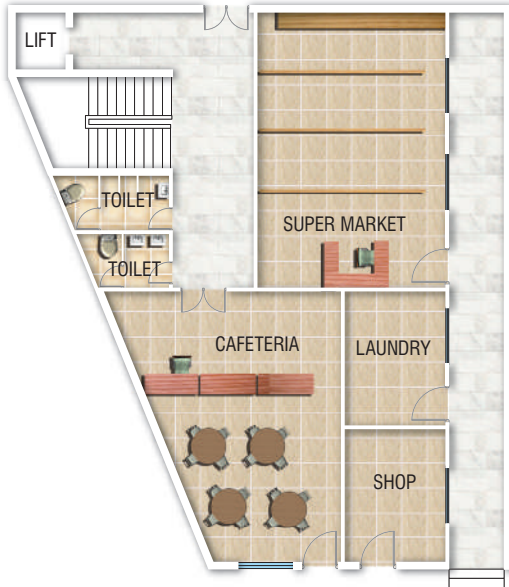
- Landscaped gardens
- Sports facilities
- Childrens playground
- Clubhouse
- 24 hrs security, CCTV
- Fire fighting equipment
- STP
- Solar Lighting for common areas and LED's
- Cellar parking

### CLUB HOUSE

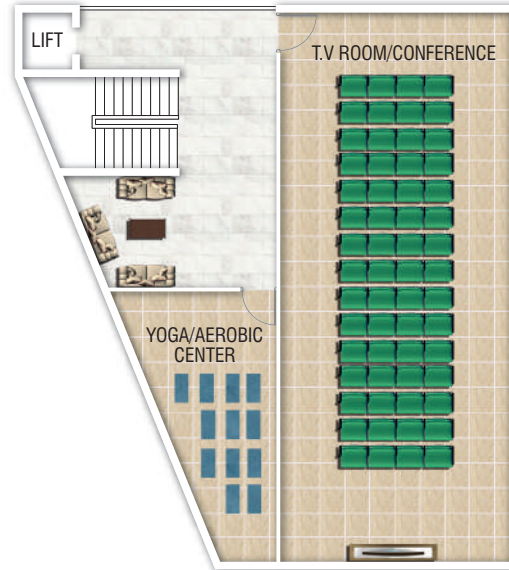
- Super Market/Grocery
- Cafeteria
- Laundry
- Business centre/Conference rooms
- Library
- Yoga/Aerobics
- Gymnasium
- Saloon
- Indoor games/Pool room
- Guest rooms
- TV room
- Swimming pool



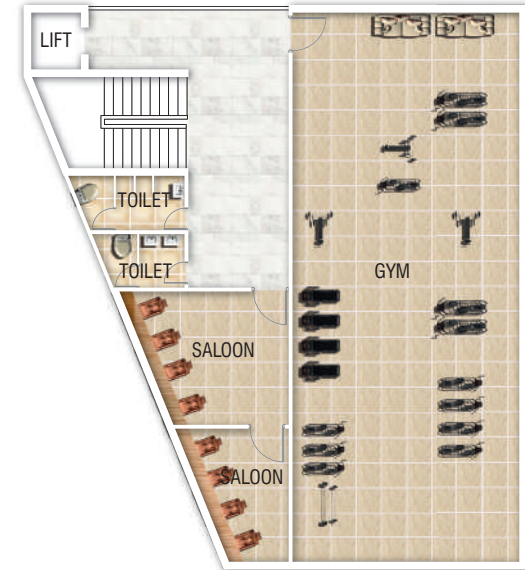
## CLUB HOUSE FLOOR PLANS



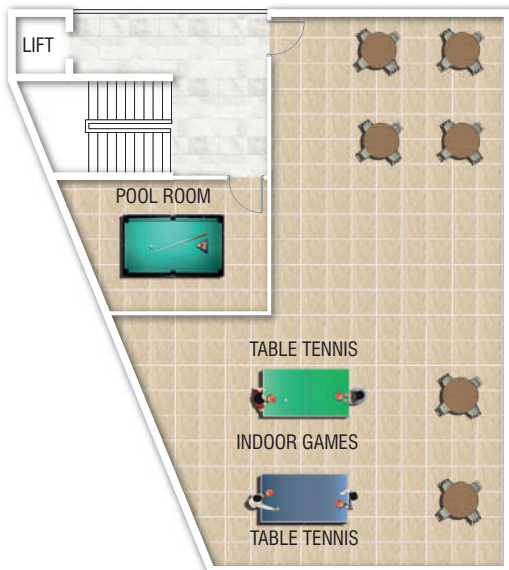
GROUND FLOOR PLAN



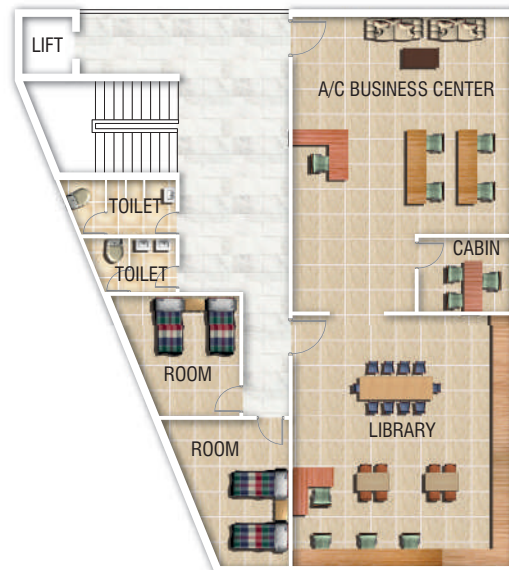
FIRST FLOOR PLAN



SECOND FLOOR PLAN

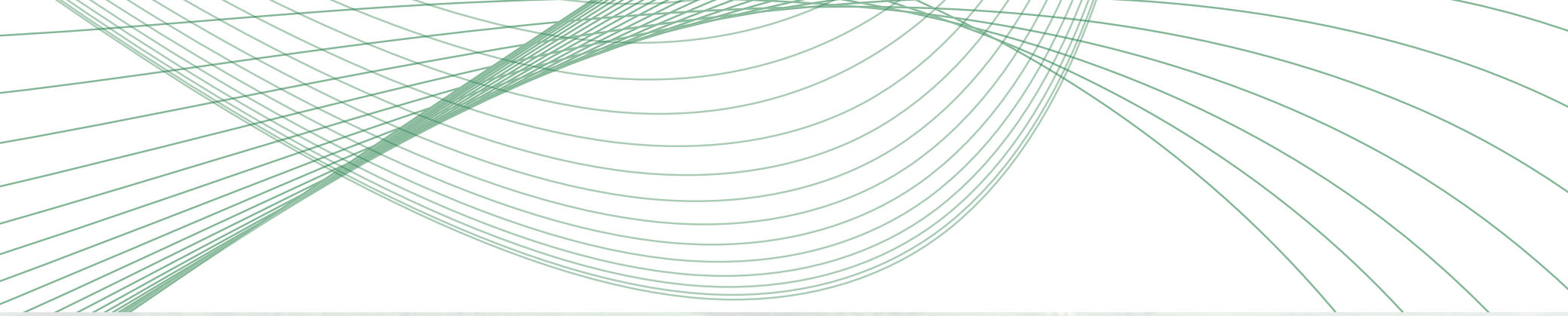


THIRD FLOOR PLAN



FOURTH FLOOR PLAN





# Layout plan

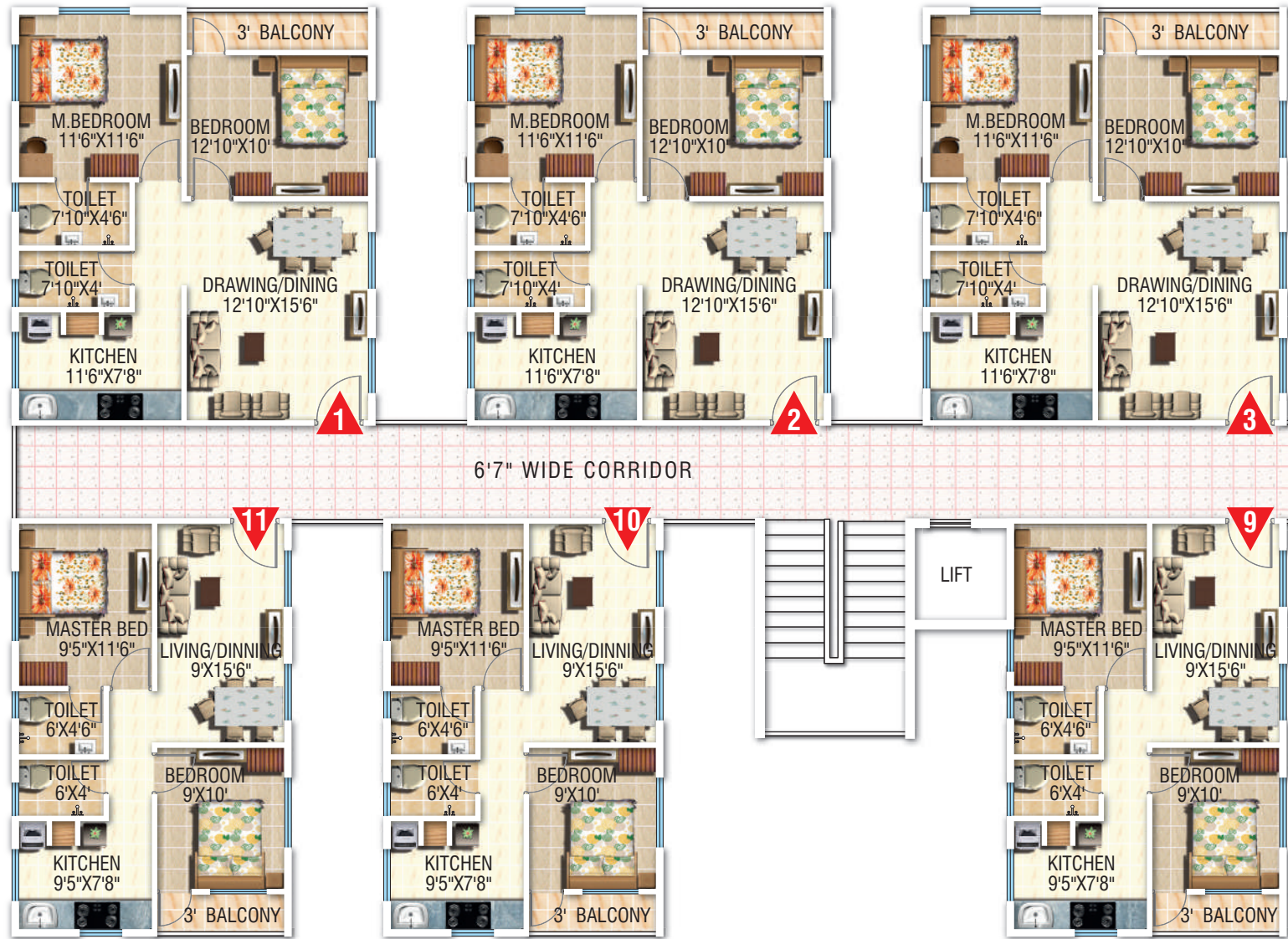


PARADISE

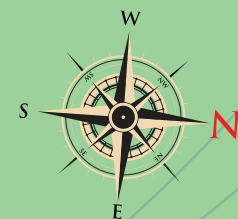


\* Plans may be subject to alterations

# Typical floor plan **Block-C**

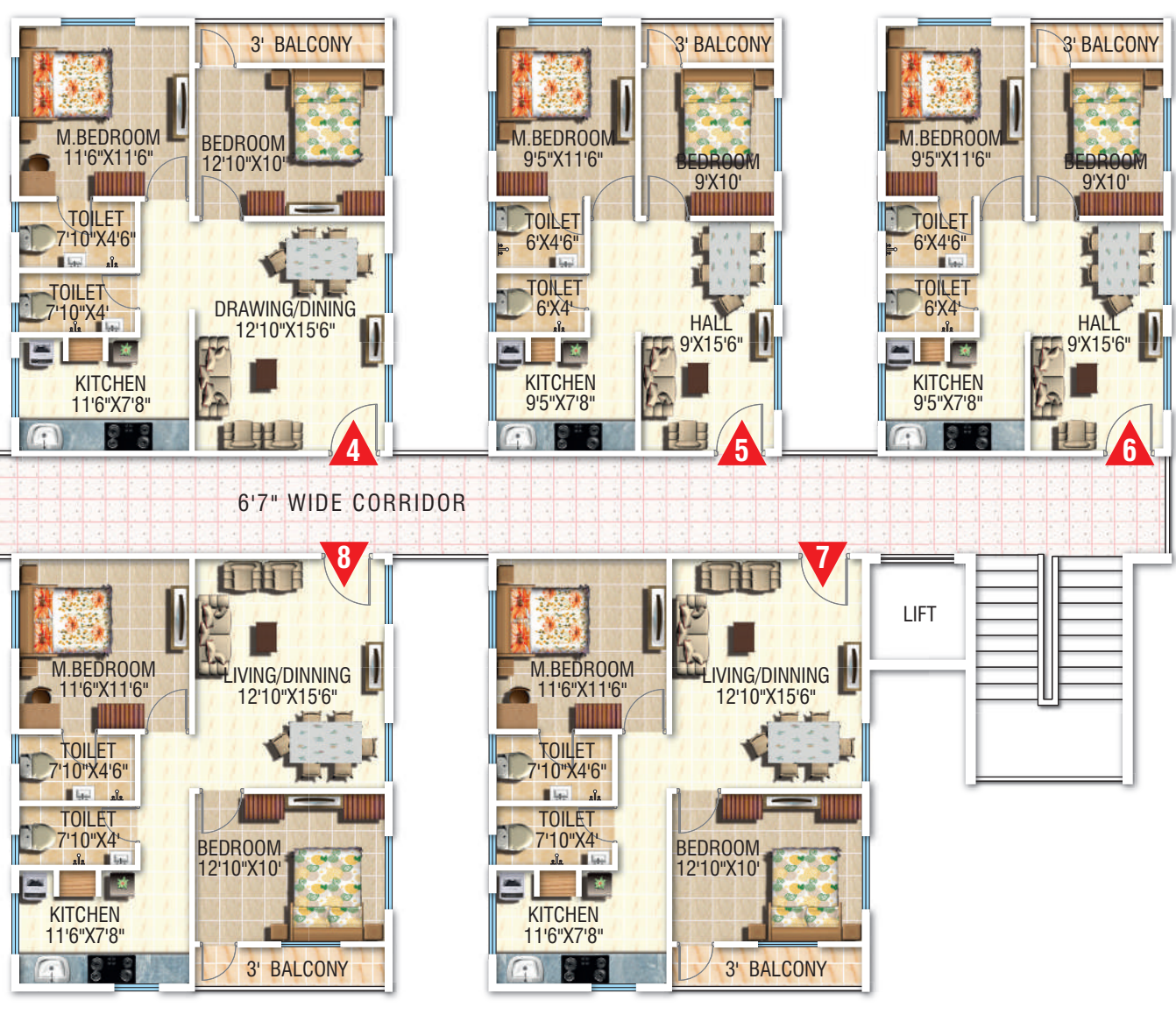


Flat No.	1,2,3, 4	5,6	7,8	9,10,11
Type	East 2BHK	East 2BHK	West 2BHK	West 2BHK
Carpet area	676 Sft.	515 Sft.	676 Sft.	515 Sft.
External wall	43.5 Sft.	41 Sft.	43.5 Sft.	41 Sft.
Balcony	38.5 Sft.	27 Sft.	38.5 Sft.	27 Sft.
Built up area	758 Sft.	583 Sft.	758 Sft.	583 Sft.
Common area	212 Sft.	163 Sft.	212 Sft.	163 Sft.
Super Built up area	970 Sft.	746 Sft.	970 Sft.	746 Sft.

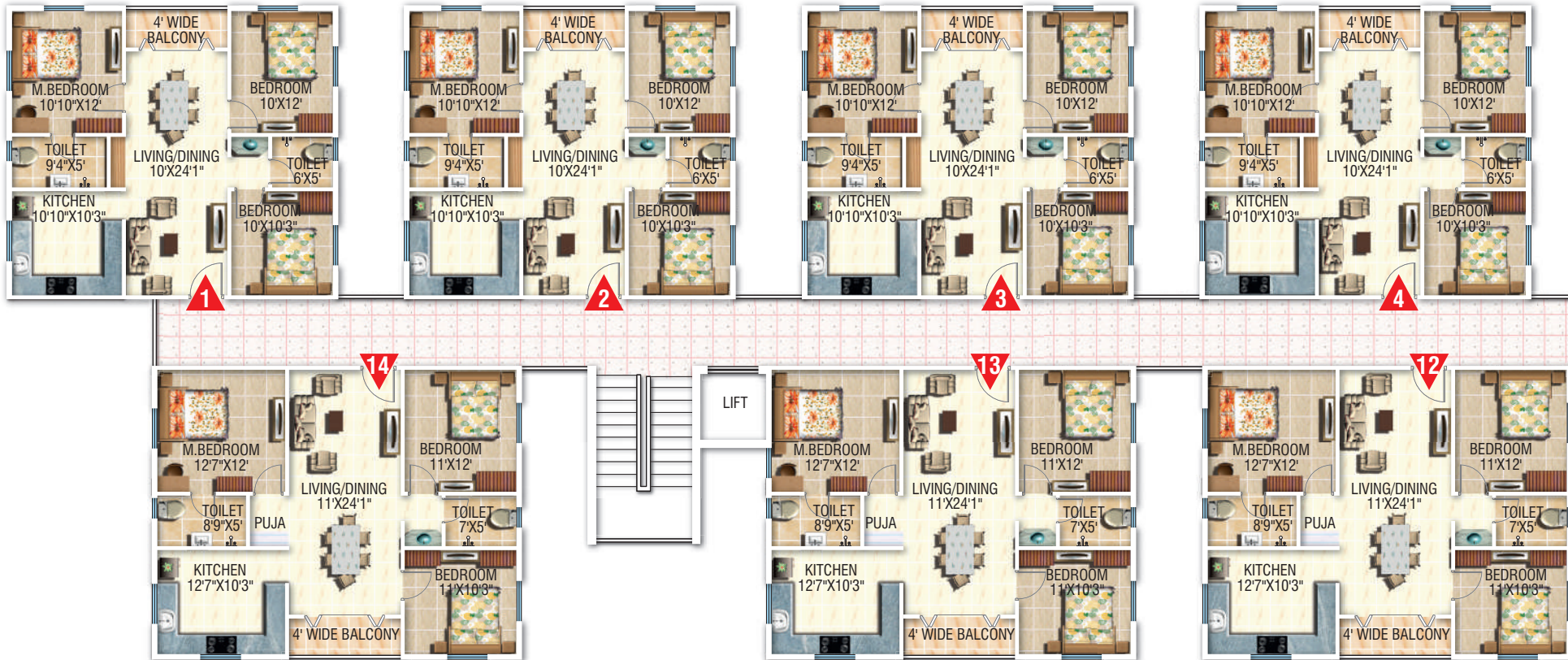




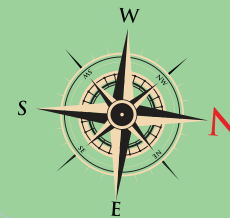
PARADISE



# Typical floor plan **Block-D**

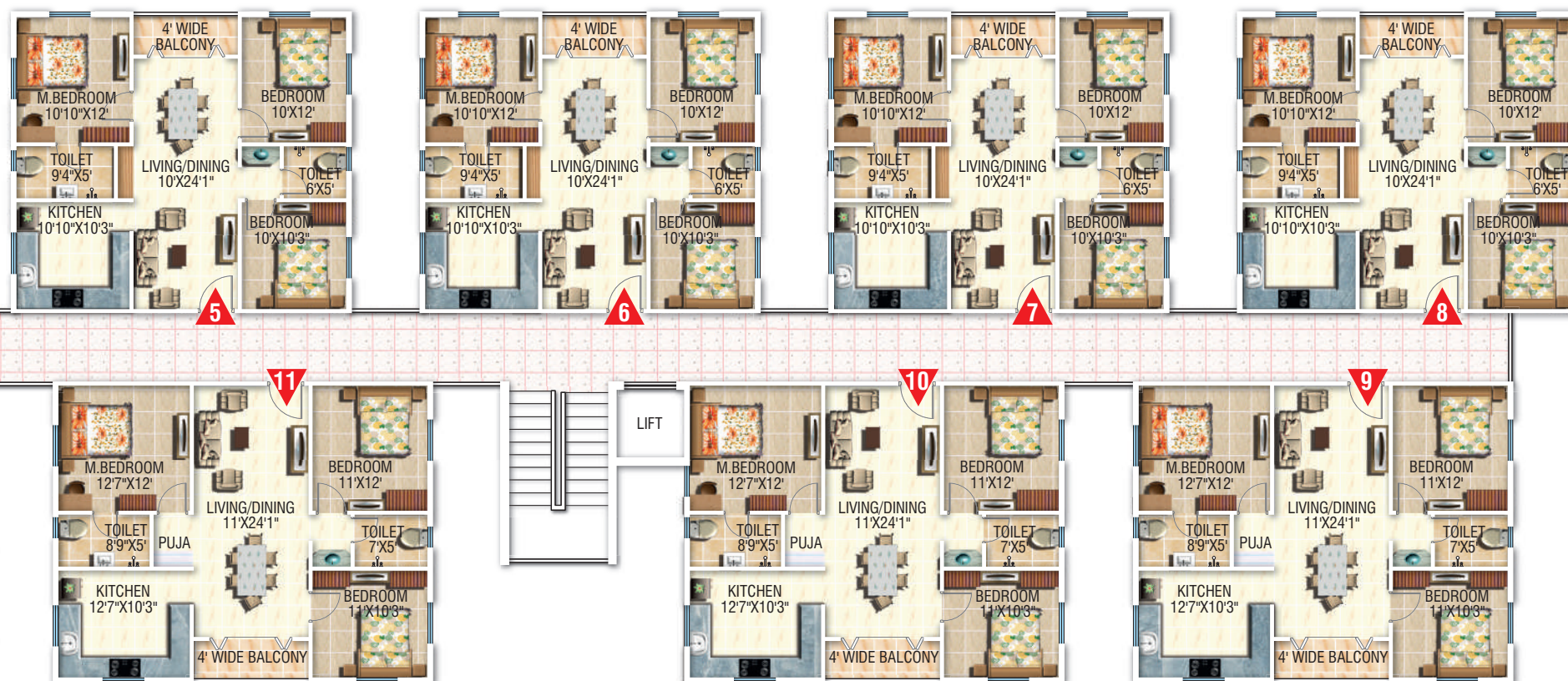


Flat No.	1,2,3,4, 5,6,7,8	9,10,11, 12,13,14
Type	East 3BHK	West 3BHK
Carpet area	844 Sft.	946 Sft.
External wall	50 Sft.	52 Sft.
Sit out	40 Sft.	44 Sft.
Built up area	934 Sft.	1042 Sft.
Common area	262 Sft.	292 Sft.
Super Built up area	1196 Sft.	1334 Sft.





# PARADISE



## 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:**

Cellar parking

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.



PARADISE

## Location plan

### Location Advantages / Surrounding Developments :

- GHMC area.
- 5 min. from ORR.
- 10 min. from L.B nagar.
- Close to Kamineni hospitals.
- Close to quality Engineering colleges, Hospitals, theaters & Residential colonies.
- Proximity to defence establishments (DRDO, DRDL, etc.).



## Our Other Residential Projects

### Apartments

- 'EMERALD HEIGHTS' is a luxury apartment project with 876 apartments located at Pocharam (near Singapore township) & Infosys SEZ.
- 'LOTUS HOMES' 522 Apartments located at Bandlaguda, near Nagar.
- 'STERLING HEIGHTS' is a 648 luxury apartments project located at Gundla Pochampally, near Kompally.
- 'ELEGANCE' 777 premium apartments at Kukatpally.
- 'SERENE PARK' 1200 apartments at Ghatkesar, near Singapore township & Infosys SEZ.
- 'EDIFCE' 2000 luxury apartments located at Shambupur, near Bachupally, close to Miyapur, Hi-tech city.
- 'LAKEVIEW' 1100 apartments at Laxmiguda, near Chandrayangutta & Shamshabad International Airport.

### Plots / Villas

- 'GOLDEN COUNTY' 413 luxury villas at Rampally, near Singapore township & Infosys SEZ.
- 'PINWOOD HOMES' 560 open plots located at Aushapur, near Ghatkesar.
- 'GOLDEN MEADOWS' 500 open plots located at Bibinagar, Ghatkesar.
- **New projects planned across Hyderabad**

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.

[www.modibuilders.com](http://www.modibuilders.com), E-mail : [sales@modibuilders.com](mailto:sales@modibuilders.com)



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Site office:

**PARADISE**

SY.No - 183(P), 203(P),  
Bagh Hayathnagar,  
Hayathnagar Mandal.