



HARMONY
HOMES

at Lalgadi Malakpet, Shamirpet



HARMONY HOMES is a new residential project from Modi Builders, a leading player in the residential segment in Hyderabad.

The project has 68 villas with luxurious specifications, located in a fully developed layout with several amenities. Located near Shamirpet, an upcoming residential area, 'Harmony Homes' lies in close proximity to Shamirpet lake and its beautiful surroundings. It is also close to the ICICI Knowledge Park, Biotech Park, GENPACT SEZ as well as the new BITS Pilani campus.

Salient Features

- Purely residential with luxury specifications and amenities.
- Well planned layout approved by DTCP / HMDA.
- Design as per vaasthu.
- Approved by leading banks and financial institutions.
- Located Near ICICI knowledge park, Biotech park, Genome valley, new BITS Pilani campus ,Genpact SEZ & Ratnalayam Temple.
- Builders with a reputation for honesty and quality construction.



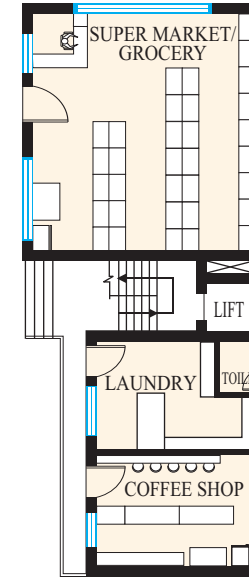
Common Amenities

1. Landscaped gardens
2. Fully equipped children's playground
3. Cement Concrete Roads and lighting
4. Generator Backup facility for common areas and houses
5. Complete Underground electrical cabling
6. Sports facilities including
 - a. Basket ball court
 - b. Tennis court
 - c. Badminton court
7. Swimming Pool
8. Club house
 - a. Air-conditioned TV room with mini theatre / conference room
 - b. Air-conditioned gym
 - c. Steam bath and sauna
 - d. Indoor games room, table tennis room and A/C Pool rooms
 - e. Air-conditioned Business center
 - f. Air-conditioned study room and library
 - g. Yoga and aerobic center
9. Other amenities
 - a. Super Market / Grocery
 - b. Coffee Shop
 - c. Laundry
10. Security
 - a. Completely compounded
 - b. CCTV to security room for effective surveillance
 - c. 24 hrs security

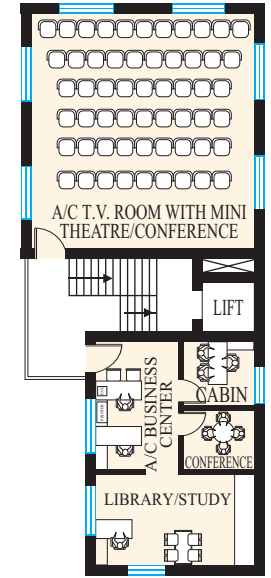
CLUB HOUSE



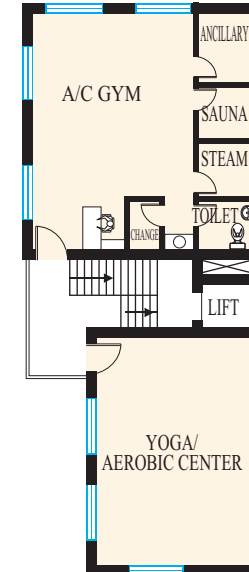
GROUND FLOOR PLAN



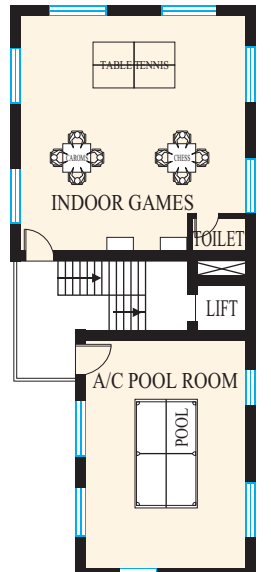
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



LAYOUT PLAN



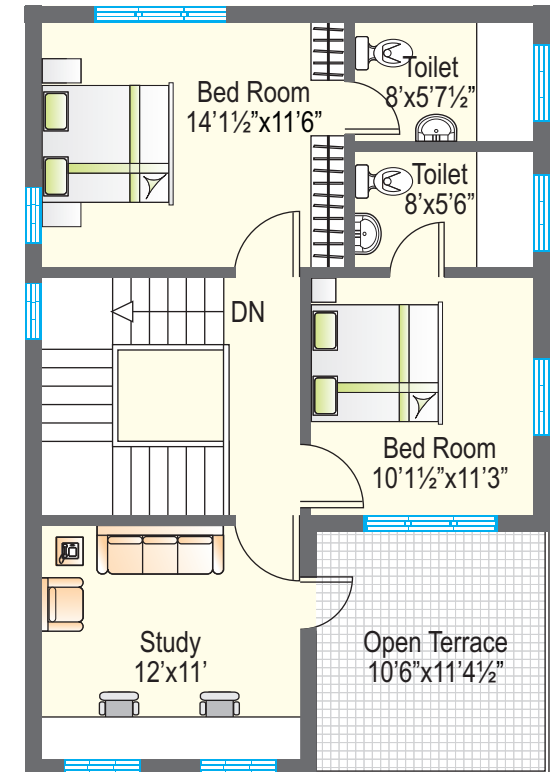
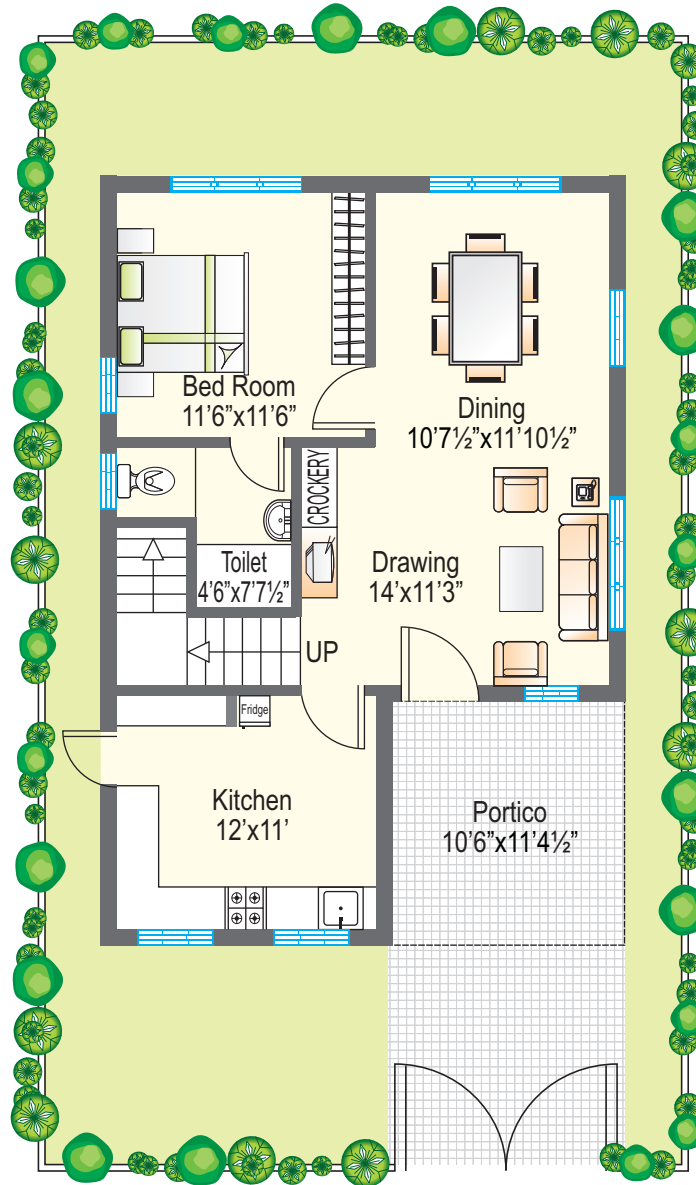
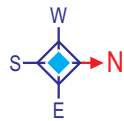
- EAST FACING
- WEST FACING
- NORTH FACING
- SOUTH FACING

Plot Nos	Area (Sq. Yds.)	Plot Nos	Area (Sq. Yds.)
1	309	35	183
2	189	36	183
3	186	37	183
4	188	38	183
5	189	39	183
6	190	40	183
7	191	41	183
8	191	42	184
9	191	43	185
10	190	44	184
11	189	45	183
12	188	46	183
13	187	47	183
14	200	48	192
15	183	49	226
16	183	50	215
17	183	51	201
18	183	52	187
19	183	53	173
20	183	54	167
21	183	55	248
22	183	56	204
23	183	57	204
24	200	58	204
25	192	59	204
26	187	60	216
27	187	61	170
28	239	62	170
29	335	63	170
30	187	64	334
31	187	65	287
32	192	66	264
33	200	67	241
34	183	68	247

EAST FACING UNIT



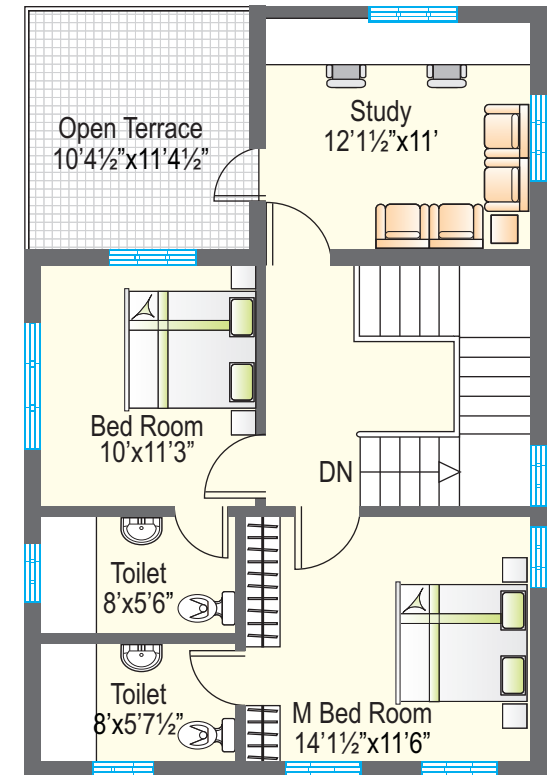
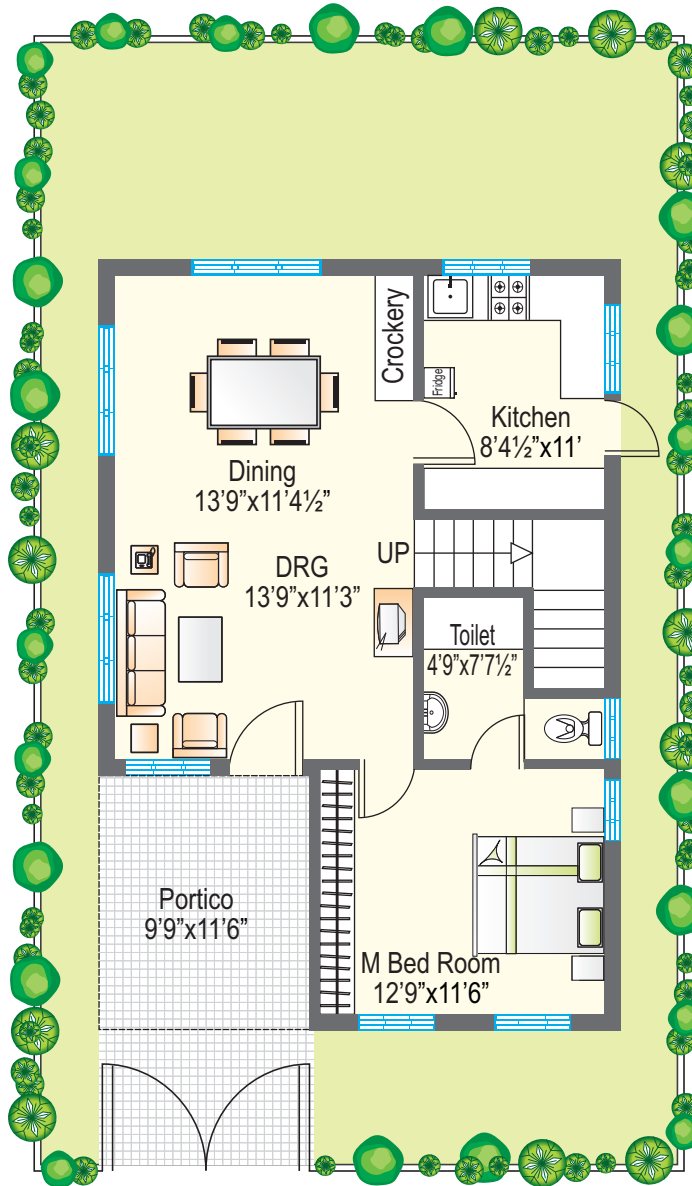
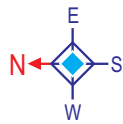
Total No.	: 34
Area	: 167-335 Sq. Yds.
Built-up Area	: 1490 Sft.



WEST FACING UNIT



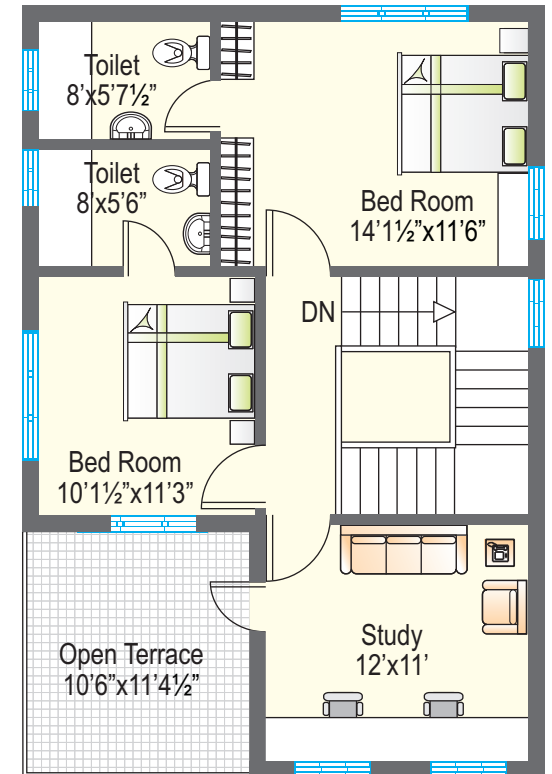
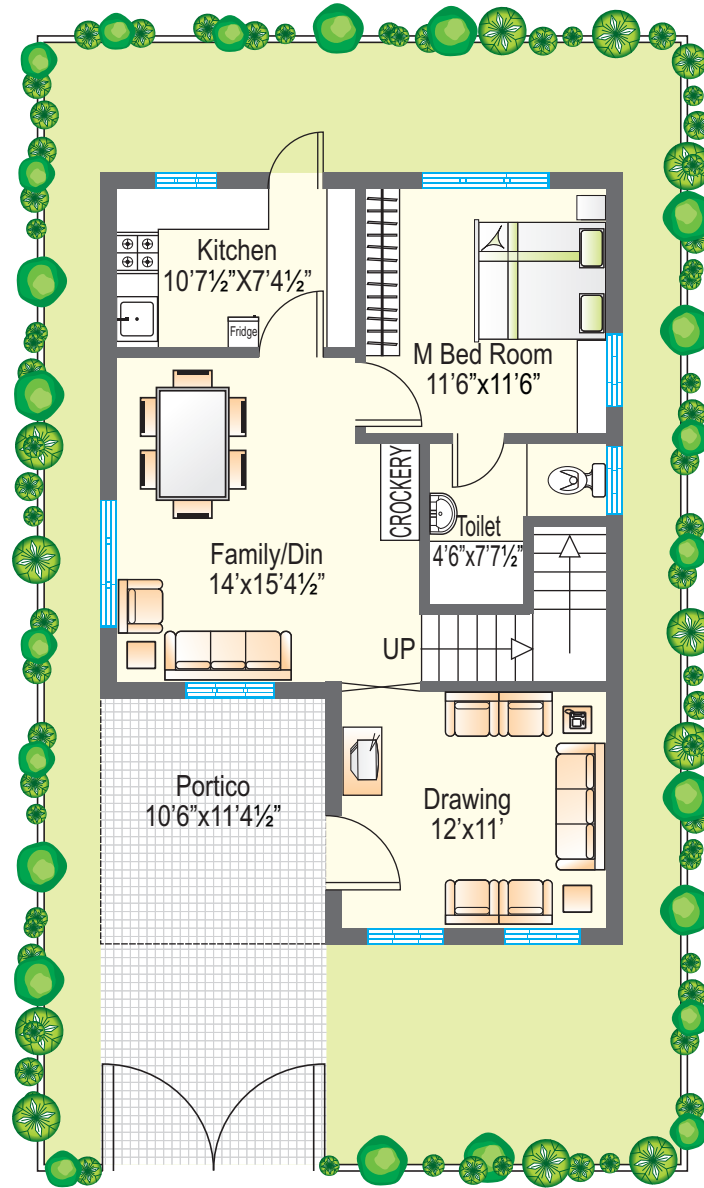
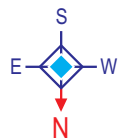
Total No.	: 28
Area	: 170-334 Sq. Yds.
Built-up Area	: 1494 Sft.



NORTH FACING UNIT



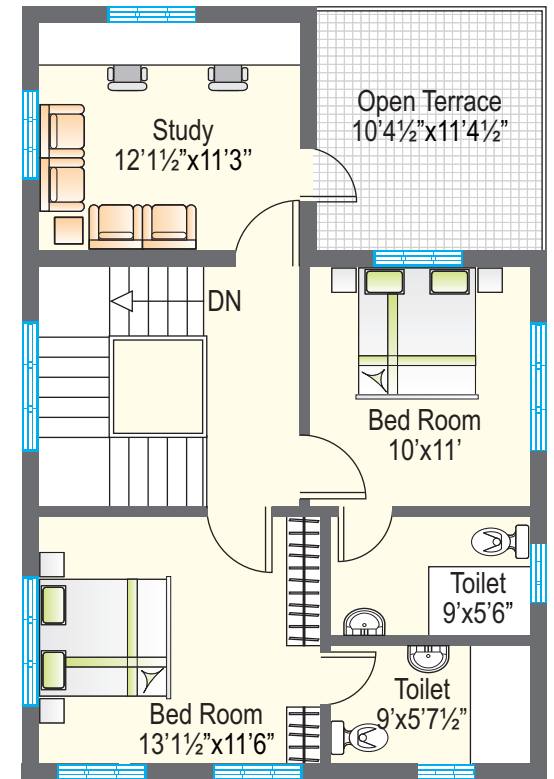
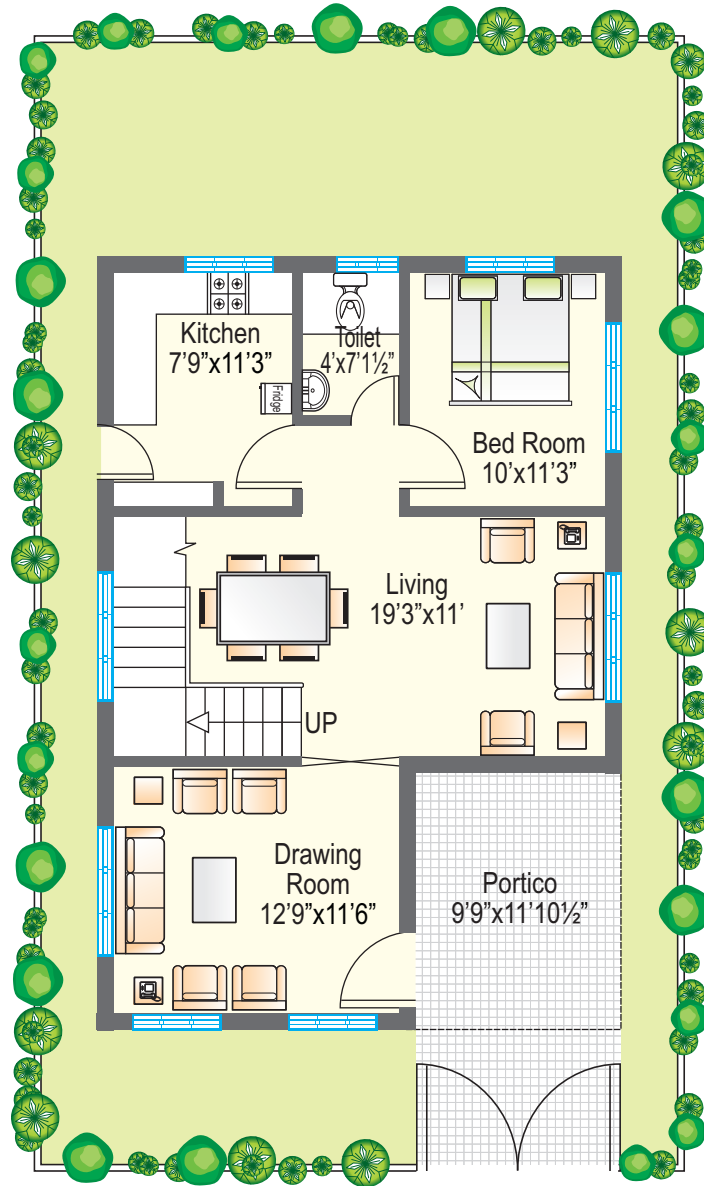
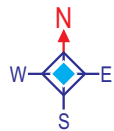
Total No.	: 3
Area	: 204-248 Sq. Yds.
Built-up Area	: 1490 Sft.



EAST ENTRANCE / SOUTH FACING UNIT



Total No.	: 3
Area	: 204-216 Sq. Yds.
Built-up Area	: 1494 Sft.



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	Marble with Tin Oxide Polish (Option of Vitrified Tiles) /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
Staircase	MS Railing	Wooden Railing
Toilets	Ceramic tiles up to door height C.P. Fittings of good quality Provision for washing machine Sanitary-Raasi/Johnson with separate flush tank	Designer tiles up to door height CP Fittings of Marc/Jaquar quality Provision for washing machine Sanitary-Parryware/Hindware water saving Bath tub in master bedroom
Kitchen	Granite Tiles platform with matching ceramic dado, Stainless steel sink	Granite Slabs platform with matching granite tiles dado, Stainless steel sink with drain board
Painting	OBD with lappum-internal walls Exterior Emulsion on exterior walls Enamel paint for all woodwork	OBD with lappum-internal walls Exterior Emulsion on exterior walls Enamel paint for all woodwork.
Electrical	Concealed wiring with Anchor switches Concealed TV & Telephone points DB's with MCB's isolators	Concealed wiring with A/c Point in master Bedroom, Modular Switches Concealed TV & Telephone points DB's with MCB's isolators
Plumbing	Concealed CPVC/GI pipes of good quality	Concealed CPVC/GI pipes of good quality
Water Supply	Bore well water Drinking water in kitchen - R/O Plant	Bore well water Drinking water in kitchen - R/O Plant
Generator	Generator backup of IKVA per house	Generator backup of IKVA per house
Fire Safety		Smoke Detectors and fire Extinguishers in each house.

NOTE: Final specifications may be subject to minor changes.

* Amenities to be delivered in phased manner over 24 months.

FAQ

1. How many houses are being made?	The project consists of 68 Villas
2. Can the design of the houses be changed?	No changes in elevation are permitted. Minor internal changes can be carried out.
3. Will a buyer be a member of the Club House?	Yes. All the occupants 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.
4. What is the schedule of completion?	The project will be completed in 24 months. Amenities will be handed over in a phased manner over 24 months.
5. What are the maintenance charges for the common facilities?	The maintenance charges shall be about Rs. 2000/- per month for maintenance of common areas and Club house. Maintenance charges shall be payable from date of completion of the respective houses. A maintenance contribution to the association of Rs. 25,000/- will be payable at the time of taking possession. This amount will go to create a corpus fund for maintenance.
6. Who will maintain the common facilities?	An association of the owners of houses will be formed to look after the common facilities & clubhouse. 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 the District Town & Country Planning (DTCP) has been obtained.
8. Will any commercial activity be permitted?	No commercial activity will be allowed within the housing colony.
9. 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.
10. How do I obtain a housing loan?	Most purchasers, if eligible, can obtain housing loans of about 85% 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.
11. How do I book a house?	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 house without receiving the booking amount. Formal receipts will be issued for all payments made.

Our Other Residential Projects

CURRENT PROJECTS

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

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

'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.

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

'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' 2000 Luxury apartments located at Shambupur, near Bachupally.

'GOLDEN COUNTY' 400 Luxury villas at Rampally, Near Singapore Township & Infosys SEZ.

'SERENE PARK' 880 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.

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

Proposed Projects

ELEGANCE

800 Luxury apartments at Gajularamaram, Kukatpally.

PINEWOOD HOMES

645 Independent homes at Aushapur, Near Ghatkesar

GOLDEN MEADOWS

360 weekend homes located at Bibinagar, Ghatkesar.

LOTUS HOMES

460 Apartments located at Bandlaguda, Near Nagaram.

ROCK HEIGHTS

1000 Apartments at Laxmiguda, Near Chandrayangutta / Near Samshabad International Airport.

Location Plan



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RAGA Architects

Structural Engineers :
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