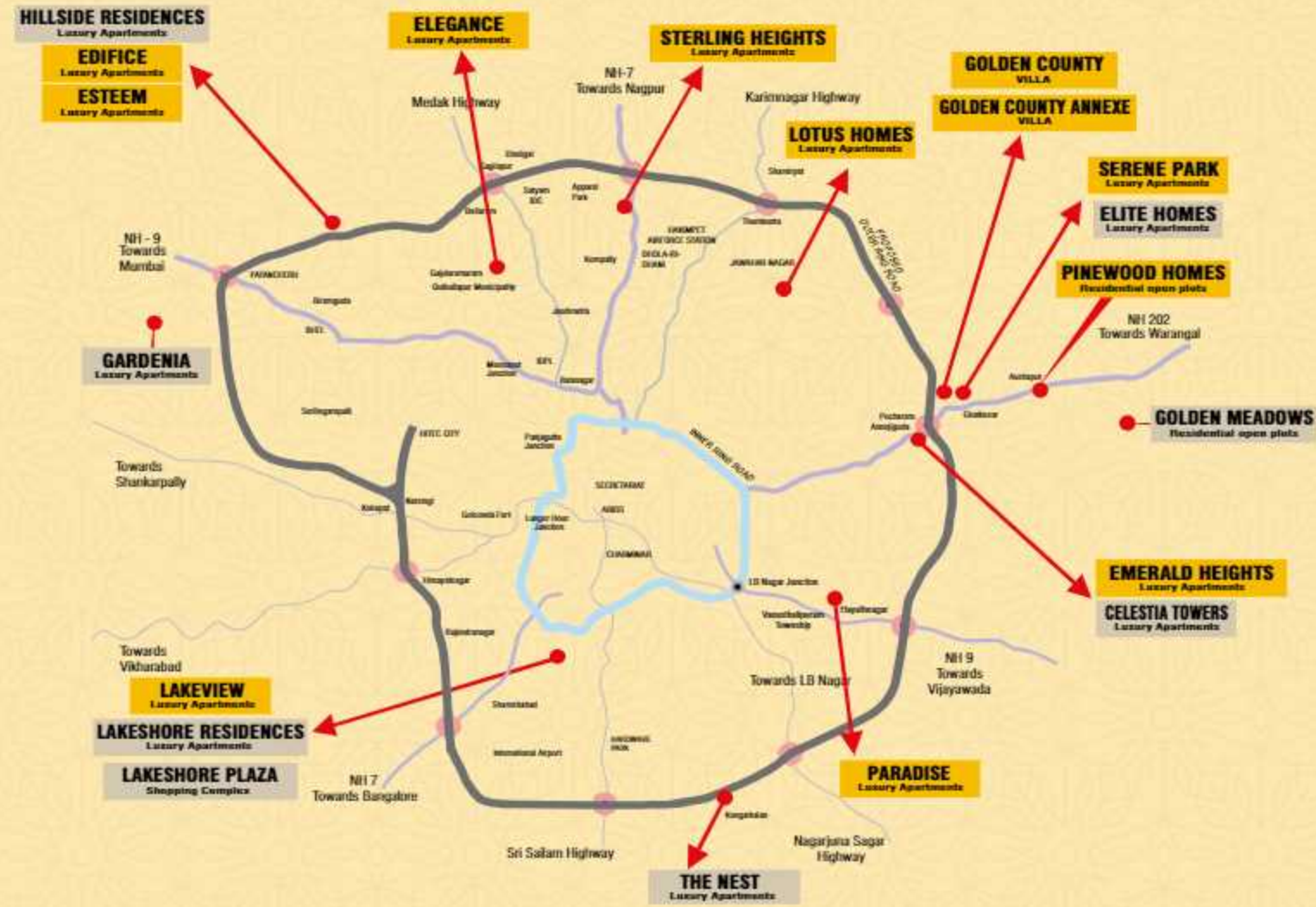


## Our Projects

Ongoing Projects

Future Projects



Project by:



# Lakeview



RERA No.: P02400004624



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, E-mail : sales@modibuilders.com

Scan QR code for details:



Web link: <http://www.modibuilders.com/>

Site office:



Survey No. 33P, Lakshmiguda Village,  
Rajendra Nagar Mandal Ranga Reddy District.



RERA No.: P02400004624

'Lakeview' is a luxury apartment project with state-of-the-art-amenities and facilities spread over an area of about 3.25 acres. This project consists of 371 residential apartments, all made with superior specifications and the highest quality construction. Lakeview is located in the heart of the city - Laxmiguda.

The project is being constructed by Modi Builders, a company known for it's ability to deliver the highest quality housing at affordable pricing.

### Salient Features

- ✓ 371 residential apartments with luxury specifications.
- ✓ Excellent Amenities and Gardens.
- ✓ Approved by GHMC, RERA registered.
- ✓ Well planned layout with good lighting, ventilation and vaasthu.
- ✓ Project approved by leading financial institutions.
- ✓ Builders with an exemplary track record.
- ✓ Shopping plaza located on ground floor.

### Amenities

- 🌳 Landscaped gardens
- 🎮 Playgrounds
- 🏠 Clubhouse
- 👮 24 hrs security, CCTV
- 🚒 Fire fighting equipment
- 💧 STP
- ☀️ Solar Lighting for common areas and LED's
- 🚗 Two cellars for parking

### Club House

- 🛒 Super Market/Grocery
- 🍽️ Cafeteria
- 💻 Business centre
- 🧘 Yoga
- 🏋️ Gymnasium
- 🎉 Banquet hall
- 💇 Salon
- 🏊 Swimming pool
- 🎮 Indoor games / Pool room
- 🏠 Guest rooms
- 📺 TV room



### Location Advantages

- 📍 15 mins from Rajiv Gandhi International Airport
- 📍 20 Mins from ORR
- 📍 30 Mins from Financial District
- 📍 25 Min from Fab City
- 📍 25 Min from Apollo Hospital ,DRDO
- 📍 20 Min from Owaisi Hospital
- 📍 20 Min from Falaknuma Railway Station
- 📍 25 Min from Defence Research Institute / Labs
- 📍 30 Min from LB nagar
- 📍 15 Min from Attapur



Area Statement\*

Block Name	Shop No.	B.U.A area in Sft.	Super Built up Area in sq.ft.
Club House	Ground floor	1572	2232
	Total	1572	2232
Block - A	1A	2737	3887
	2A	7255	10302
	Total	9992	14189
Block - B	1B	6935	9848
	2B	10563	14999
	Total	17498	24847
Block - C	1C	11919	16925
	2C	9958	14140
	Total	21877	31065



\* For Lease

\* Plans may be subject to alterations

Area 13840 Sft.



Second floor plan



Third floor plan

Club House Floor Plans



Ground floor plan\*



First floor plan



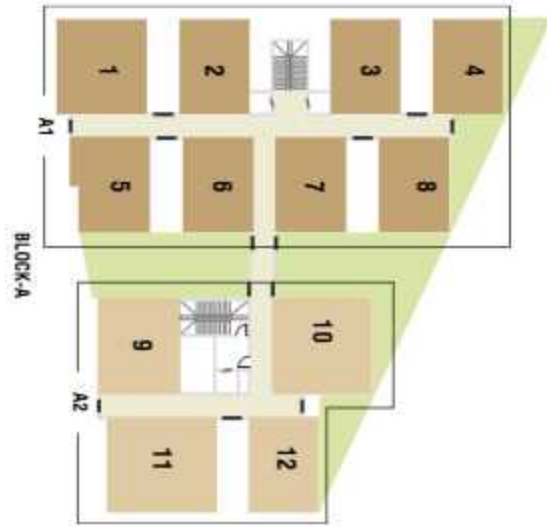
Fourth floor plan



Terrace floor plan

\* For Lease  
\* Plans may be subject to alterations

### Key plan



### First floor plan - A1



### Typical floor plan - A1



### Area Statement - First & Typical Floor Areas

Flat No.	1 (Typical floor)	2,3 (Typical floor)	4 (First floor)	4 (Typical floor)	5 (Typical floor)	6 (Typical floor)	7 (Typical floor)	8 (First floor)	8 (Typical floor)
Type	West 2 BHK	West 2 BHK	West 2 BHK	West 2 BHK	East 2 BHK	East 2 BHK	East 2 BHK	East 2 BHK	East 2 BHK
Carpet area	707 Sft.	567 Sft.	567 Sft.	611 Sft.	612 Sft.	571 Sft.	567 Sft.	567 Sft.	611 Sft.
External wall	35 Sft.	42 Sft.	42 Sft.	35 Sft.	45 Sft.	42 Sft.	42 Sft.	42 Sft.	35 Sft.
Sit out/Utility	79 Sft.	36 Sft.	36 Sft.	177 Sft.	35 Sft.	32 Sft.	36 Sft.	36 Sft.	177 Sft.
Built up area	821 Sft.	645 Sft.	645 Sft.	823 Sft.	692 Sft.	645 Sft.	645 Sft.	645 Sft.	823 Sft.
Common area	345 Sft.	271 Sft.	271 Sft.	346 Sft.	291 Sft.	271 Sft.	271 Sft.	271 Sft.	346 Sft.
Super Built up area	1166 Sft.	916 Sft.	916 Sft.	1169 Sft.	983 Sft.	916 Sft.	916 Sft.	916 Sft.	1169 Sft.
No. of flats	07	14	01	06	07	07	07	01	06
FLATS	101 To 701	102 To 702 103 To 703	104	204 To 704	105 To 705	106 To 706	107 To 707	108	208 To 708



### First floor plan - A2



### Area Statement

Flat No.	9	10	11	12
Type	West 2 BHK	West 3 BHK	East 3 BHK	East 2 BHK
Carpet area	665 Sft.	810 Sft.	873 Sft.	567 Sft.
External wall	46 Sft.	56 Sft.	47 Sft.	42 Sft.
Sit out/Utility	41 Sft.	50 Sft.	86 Sft.	36 Sft.
Built up area	752 Sft.	916 Sft.	1006 Sft.	645 Sft.
Common area	316 Sft.	385 Sft.	423 Sft.	271 Sft.
Super Built up area	1068 Sft.	1301 Sft.	1429 Sft.	916 Sft.
No. of flats	01	01	01	01
FLATS	109	110	111	112

### Typical floor plan - A2

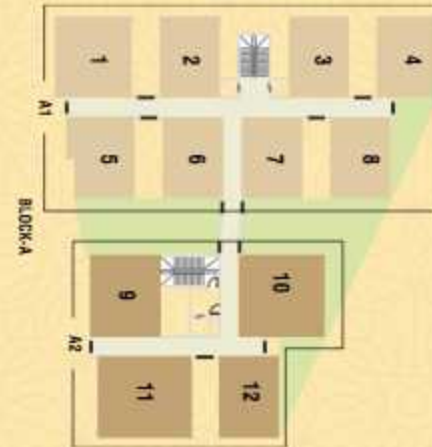


### Area Statement

Flat No.	9	10	11	12
Type	West 2 BHK	West 3 BHK	East 3 BHK	East 2 BHK
Carpet area	665 Sft.	855 Sft.	963 Sft.	630 Sft.
External wall	46 Sft.	53 Sft.	56 Sft.	55 Sft.
Sit out/Utility	41 Sft.	191 Sft.	209 Sft.	102 Sft.
Built up area	752 Sft.	1099 Sft.	1228 Sft.	787 Sft.
Common area	316 Sft.	462 Sft.	516 Sft.	331 Sft.
Super Built up area	1068 Sft.	1561 Sft.	1744 Sft.	1118 Sft.
No. of flats	06	06	06	06
FLATS	209 To 709	210 To 710	211 To 711	212 To 712



### Key plan



## SPECIFICATIONS

- STRUCTURE :**  
RCC framed structure.
- WALLS :**  
Solid cement blocks.
- FLOORING :**  
Vitrified flooring.
- WINDOWS :**  
UPVC windows 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. Provision for washing machine.
- 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.
- EV CHARGE\* :**  
EV fast charging points\*.
- SMART HOME\* :**  
Optional customized home automation package\*.

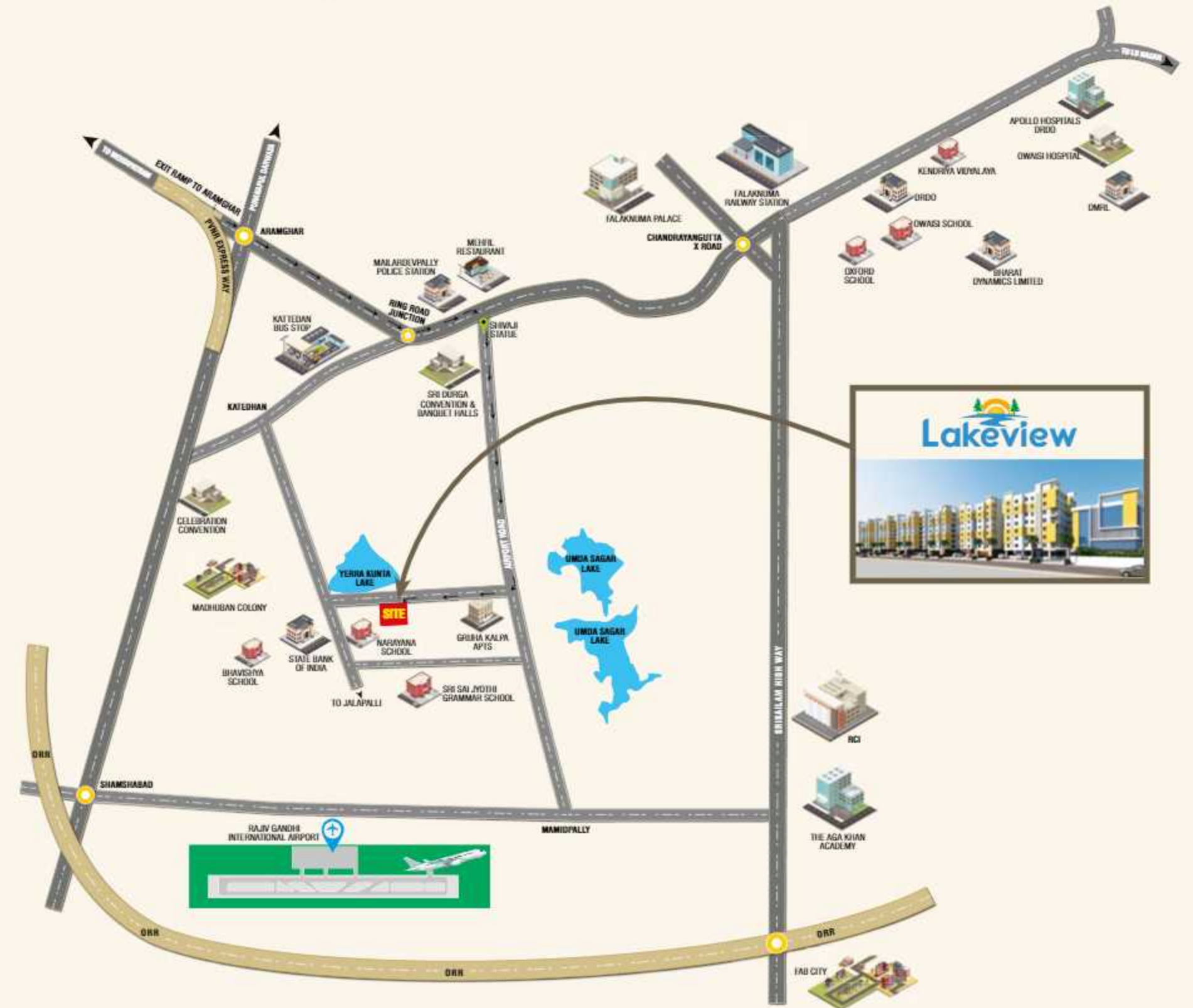
\* With company chosen vendor at additional cost.

## WHY MODI BUILDERS

- Price : For same quality & amenities our prices are lower**
  - Company owned land (no Investor / landowner profits).
  - In house construction (all costs are kept to a minimum).
  - Cheaper input materials due to large scale construction & good relationship with suppliers.
- Quality : Highest quality of construction**
  - Management is involved in every step of planning and execution.
  - All materials & products used are from reputed companies.
  - Several large projects successfully executed and delivered.
  - Decades of experience in construction.
- Amenities : State-of-the-art amenities**
  - Pioneers in providing excellent amenities in affordable housing projects.
  - Playgrounds, landscaped gardens and plenty of open spaces.
  - Beautiful clubhouses in every project.
- Permissions & Title : All permissions are exactly according to law**
  - Perfect title with no litigation.
  - All projects sanctioned by HMDA/ GHMC and have fire / airport clearances.
  - All projects are RERA registered.
  - Zero deviations from sanction plans.
- Timely Delivery & Good Customer Service**
  - Delivery always as per dates in agreements.
  - Transparent and professional customer service.

Note : This brochure is only conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

## Location plan



**Our Other Residential Projects**

**GOLDEN COUNTY**

@ Rampally, Near Singapore Township & Infosys Sez, Ghatkesar.  
137 Luxury Duplex Villas



RERA No.: P02200000242

**GOLDEN COUNTY ANNEXE**  
LUXURY VILLAS

@ Rampally, Infosys SEZ, Ghatkesar.  
276 Luxury villas in Phase II



RERA No.: P02200000551

**SERENE PARK**

@ Ghatkesar.  
570 Luxury Apartments



RERA No.: P02200002680

**Emerald Heights**  
Elite Blocks

@ Pocharam, Infosys Campus.  
510 Luxury Apartments



**PARADISE**

@ Hayathnagar, L.B. Nagar.  
427 Luxury Apartments



RERA No.: P02400000970

**PINEWOOD HOMES**

@ Aushapur, New Singapore Town Ship Infosys SEZ, Ghatkesar.  
560 Residential Open Plots



**ELEGANCE**

@ Gajularamaram, Kukatpally.  
777 Luxury Apartments



RERA No.: P02200001493

**Sterling heights**

@ Gundla Pochampally, near Kompally.  
648 Luxury Apartments



RERA No.: P02200001150

**edifice**

@ Mallampet near Bachupally.  
611 Luxury Apartments



RERA No.: P02200001454

**Isteem**

@ Mallampet near Bachupally.  
934 Luxury Apartments



RERA No.: P02200003277

**Lotus Homes**

@ Bandlaguda near Nagaram.  
522 Luxury Apartments



**THE NEST**

@ Kongarkalan.  
47 Luxury Apartments



RERA No.: P02400003678

**Upcoming Projects**

**GOLDEN MEADOWS**  
550 RESIDENTIAL  
at Bibinagar

**CELESTIA TOWERS**  
385 Luxury  
Apartments  
at Pocharam

**ELITE HOME**  
842 Luxury  
Apartments  
at Ghatkesar

**HILLSIDE RESIDENCES**  
425 Luxury  
Apartments  
at Mallampet  
near Bachupally

**LAKESHORE Residency**  
1004 luxury apartments  
at Laxmiguda  
IRR Road - Airport Road

**GARDENIA**  
1456 Luxury  
Apartments  
at Pashamylaram,  
near Isnapur

**LAKESHORE PLAZA**  
Shopping Complex  
at Laxmiguda  
IRR Road - Airport Road