



The projects of Modi Properties have been designed to provide a great life style product to its customers, Our gated communities are designed to control the environment around your home.

Enjoy great quality, fabulous amenities at incredible prices. Our customers have made Modi Properties a trusted name for over 40 years and helped us complete 25 projects with about 3,000 homes. Modi Properties is presently developing over 1,500 homes.

Salient Features

- 189 flats on 2.2 acres
- 10 floors high rise with 2 basements for parking
- Ground floor fully landscaped, vehicle free zone for pedestrians only
- 3BHK flats - 1,500 and 1,800 sft
- 4BHK flats - 2,140 sft
- Plans approved by GHMC
- Clear title
- Gated community with modern amenities
- All flats designed as per vastu
- No commercial activity within site

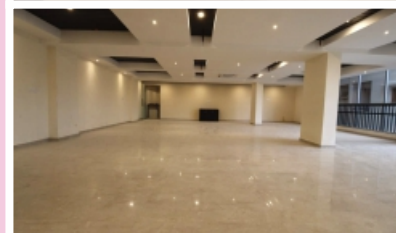
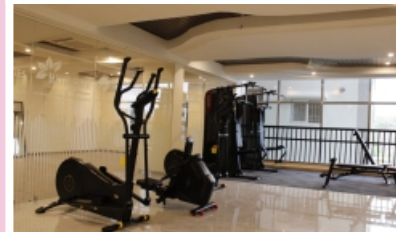
Amenities

11,000 sft clubhouse with

- Banquet hall
- Recreation room
- Cafeteria
- Creche
- Library
- First aid room
- Gym
- Yoga room
- Indoor Badminton court
- Squash court
- Children's park
- Landscaped gardens
- Swimming pool
- Automatic lifts
- Power backup for all lights& fans upto 1KVA per flat
- Cement concrete roads and street lighting
- Video door phone in each flat
- 24 hrs security with CC cameras
- Vehicle access control with smart cards

Surrounding Development

- Well developed residential locality
- 5 kms from Metro Rail
- Corporates - Infosys, Genpact, GVK Biotech
- SEZ - Raheja IT Park, NSL IT Park, TCS ION
- PSUs - ECIL, NFC, GAIL, HP, BP, IOL, BEL, NGRI, NIN, CCMB, IICT, NMDC, Railways
- IDAs - Nacharam, Mallapur, Cherlapally, Kushiguda, Malkajigiri, Apparel Park
- Schools - DPS, Johnson Grammar, St. Peter, St. Anns, Suprabhat, KV
- Colleges - OU, St. Anns, Little Flower, St. Pious, Sai Sudir, Vasundara, Sri Chitanya
- Shopping & Entertainment - Spar, Noma Talkies, Reliance Retail, Noma Function Hall, Asian Cinemas



Completed Projects



Gulmohar Gardens
Mallapur, Hyderabad
505 flats on 8 acres



Paramount Residency
Nagaram, Hyderabad
260 flats on 3 acres



Greenwood Residency
Kowkur, Secunderabad
345 flats on 6 acres



Mayflower Grande
Mallapur, Hyderabad
370 flats on 3 acres



Mayflower Park
Nacharam, Hyderabad
505 flats on 4.8 acres



Mayflower Heights
Mallapur, Hyderabad
280 flats on 4 acres



Silver Oak Bungalows
Cherlapally, Hyderabad
250 duplex bungalows on 24 acres



Paramount Avenue
Nagaram, Hyderabad
208 flats on 2 acres



Silver Oak Apartments
Cherlapally, Hyderabad
120 flats on 1 acre



Villas At Silver Creek
Nagaram, Hyderabad
44 villas on 3 acres



Serene Farms
Yenkepally, Chevella
50 farmhouses on 32 acres



Villa Orchids
Kowkur, Secunderabad
343 duplex villas on 21 acres



Nilgiri Homes
Rampally, Pocharam Hyderabad
95 villas & town houses
on 6.5 acres



Vista Homes
Kushaiguda, Hyderabad
377 flats on 5.6 acres



Nilgiri Estates
Rampally, Pocharam, Hyderabad
188 villas on 10 acres



Bloomdale
Shamirpet, Hyderabad
72 villas on 5 acres



**Morning Glory Apartments
@ Genome Valley**
Shamirpet, Hyderabad
30 flats on 1,122 sq.yds.

Current Projects



AVR Gulmohar Homes
Miryalaguda, Telangana
91 villas on 6.5 acres



Greenwood Heights
Kowkur, Hyderabad
119 flats on 2 acres



Nilgiri Heights
Pocharam, Hyderabad
256 flats on 2.5 acres



Mayflower Platinum
Mallapur, Hyderabad
189 flats on 2.2 acres



Silver Oak Villas-Phase III
Cherlapally, Hyderabad.
114 villas on 7.5 acres.



**Bloomdale Residency
@ Genome Valley**
Shamirpet, Hyderabad.
110 flats on 1 acre.

Proposed Projects



Bloomdale
Villas @ Genome Valley
Shamirpet, Hyderabad
120 villas on 7 acres



Bluebell
RESIDENCY
@ TIMMAPUR
Timmapur, Hyderabad.
350 flats on 3.24 acres.



MAYFLOWER
HOMES
Dundigal, Hyderabad
145 villas on 10 acres



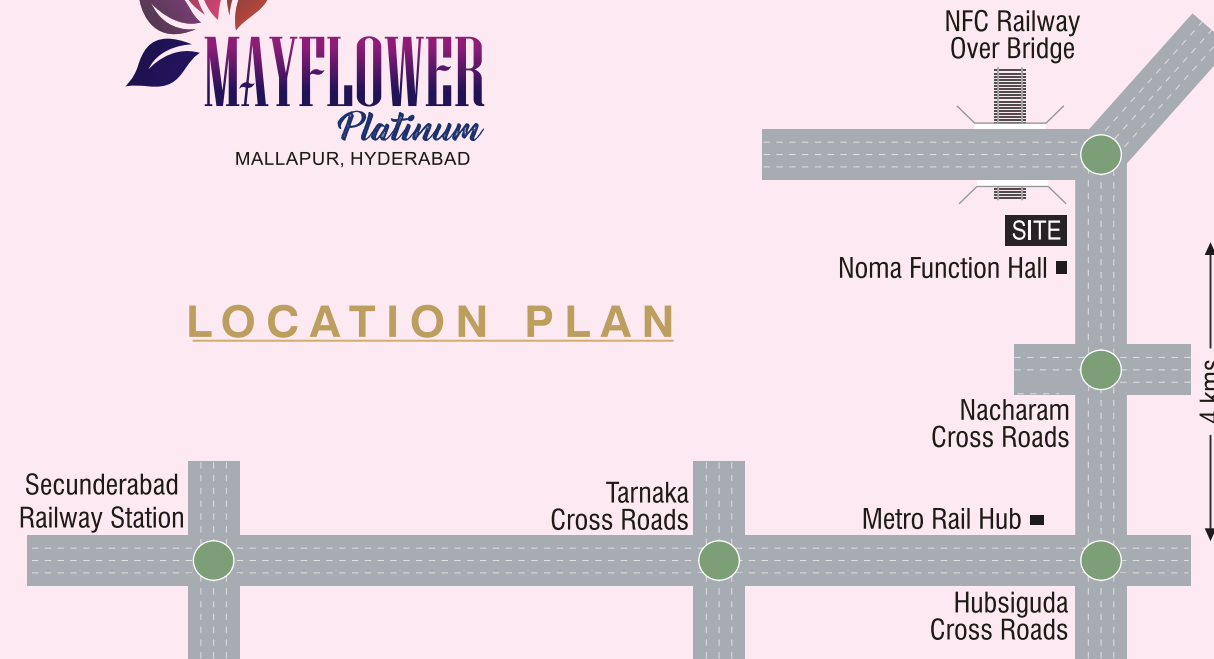
**Vista
view**
Apartments
Kompally, Hyderabad
181 flats on 2 acres



Bluebell
RESIDENCY
@ VIKARABAD
Vikarabad, Telangana
110 flats on 1 acre.



LOCATION PLAN



- 5 min drive from Habsiguda - 4 kms
- 10 min drive from Tarnaka - 6 kms
- 10 min drive from ECIL - 5 kms
- 20 min drive from Secunderabad Railway station - 9 kms
- Located on 200 ft wide Mallapur main road
- Close to MMTS station



www.modiproperties.com

Architects :



☎ : +91 40-23753316

Developed by:



Head Office: 5-4-187/3&4, II floor, M.G. Road, Secunderabad - 500 003
☎: +91-40-66335551. email: info@modiproperties.com

SITE OFFICE:

Site Office : Sy. No. 82/1, Mallapur Main Road, Hyderabad - 500 076
☎ : +91- 91213 10555, e-mail : mpl@modiproperties.com

RERA No. P02200000482

Structural Engineers :



KULKARNI CONSULTANTS

☎ : +91 40 2322 3891

Owned by:



VASANT TRADING CO.

Ranigunj, Secunderabad.



MEHTA FASTENERS

Ranigunj, Secunderabad.



MALLAPUR, HYDERABAD



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Note : This brochure is only a 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.

“WHERE DREAMS
COME HOME”