

Promoters Track Record

- ◆ 40⁺ years track record.
- ◆ 5⁺ million sft of construction completed.
- 4,000⁺ homes completed.
- 3 millon sft under construction.
- 1,500⁺ homes under construction.

Completed Projects



Mallapur, Hyderabad 505 flats on 8 acres



Cherlapally, Hyderabad 250 duplex bungalows on 24 acres







Nagaram, Hyderabad

208 flats on 2 acres

Nagaram, Hyderabad

260 flats on 3 acres











Cherlapally, Hyderabad 120 flats on 1 acre

Kowkur, Secunderabad

345 flats on 6 acres















Mallapur, Hyderabad

370 flats on 3 acres

Nagaram, Hyderabad 44 villas on 3 acres

Shamirpet, Hyderabad





Nacharam, Hyderabad

505 flats on 4.8 acres

Yenkepally, Chevella 50 farmhouses on 32 acres

Shamirpet, Hyderabad

30 flats on 1,122 sq.yds.







Mallapur, Hyderabad

280 flats on 4 acres

Kowkur, Secunderabad

Promoted by:

MODI PROPERTIES

Sy. No. 27, Pocharam, Hyderabad - 500088

SURASANI

CONSTRUCTIONS

343 dupex villas

on 21 acres

Proposed Projects



Shamirpet, Hyderabad 120 villas on 7 acres









Vikarabad, Telangana 110 flats on 1 acre.

Bluebell







Uppal X Raods

To Amberpet







RERA No.: P02200003053

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Pocharam - Hyderabad

















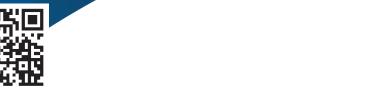












East Hyd. - The New Horizon!





Nilgiri Heights meets the demand for affordable, high quality homes in a gated community around Pocharam.

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 affordable prices. Our customers have made Modi Properties a trusted name for over 40 years and helped us complete 4,000⁺ homes. Modi Properties is presently developing over 1,500 homes.

Salient Features

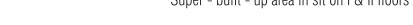
- ◆ 256 flats on about 2.50 acres.
- → 10 floors highrise with 2 basements for parking.
- ◆ 3 BHK flats 1.325 to 1.450 sft.
- 12,000 sft clubhouse.
- Plans approved by HMDA.
- Clear title.
- Gated community with modern amenities.
- All flats designed as per vaastu.
- Pollution free environment.

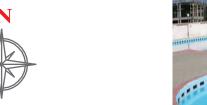
Surrounding Developments

- 450 acres Infosys campus (India's largest).
- → 100 acres Raheja IT park (Mindspace).
- Singapore Township.
- → MJR Square (Mall / Multiplex).
- Outer ring road junction.
- → Park: Bhagyanagar Nandanavanam.
- Schools: Regelford, KV, DPS, Sage, Rockwoods, Sree Vidyaniketan.
- Colleges: Sri Chaitanya, Srinidhi, Mother Teresa, Anurag, Aurora, Siddhartha.
- + Hospitals: Sri Kalki, Vajra, Sree Vidya, AllMS.



































- Clubhouse with:
- Banquet hall.
- Recreation room.
- Cafeteria.
- Gym.
- Yoga room.
- Creche.
- First aid room.

Library

- → Power backup for all lights & fans upto 1KVA per flat.
 - Drinking water supply through RO plant.
 - ♦ Wi-fi security camera for each flat.

Swimming pool.

Children's park.

Automatic lifts.

Landscaped gardens.

◆ 24 hrs security with CC cameras. Vehicle access control with smart card.



