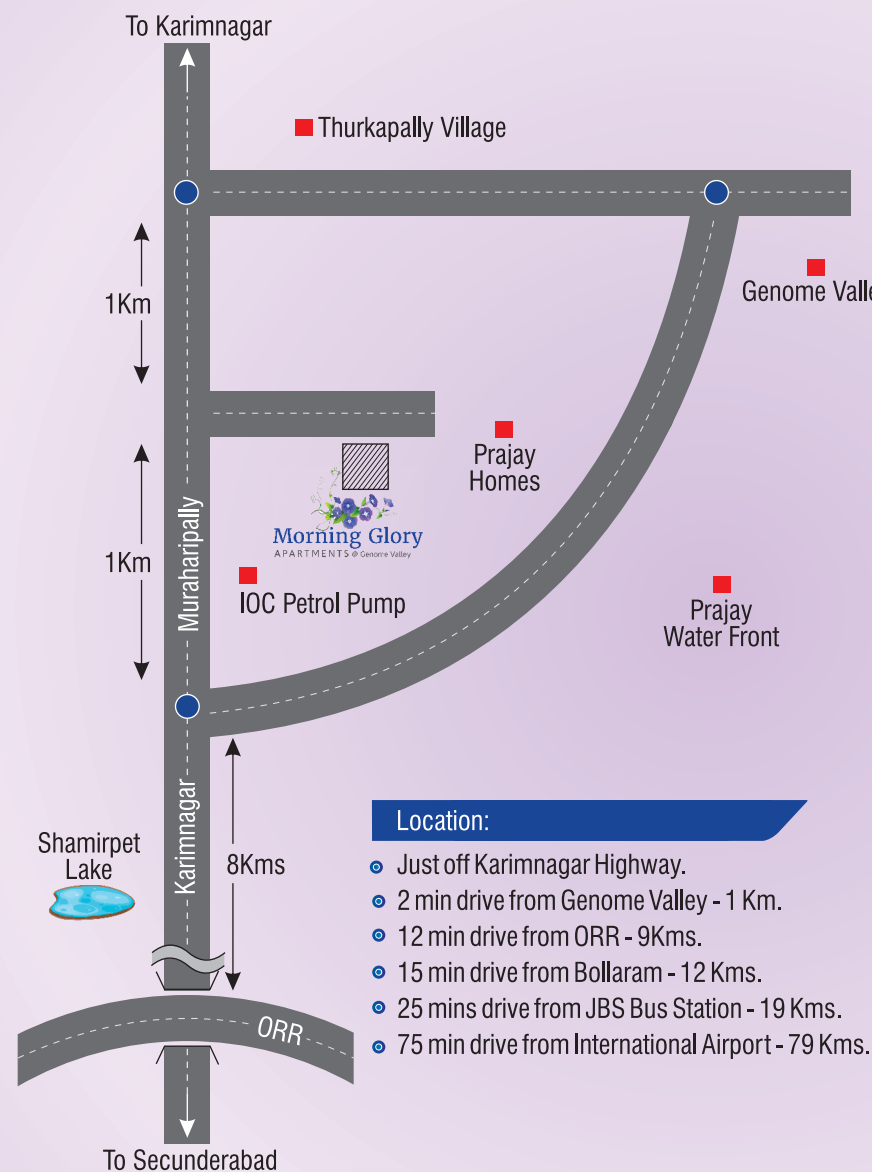


Location Plan



Location:

- Just off Karimnagar Highway.
- 2 min drive from Genome Valley - 1 Km.
- 12 min drive from ORR - 9Kms.
- 15 min drive from Bollaram - 12 Kms.
- 25 mins drive from JBS Bus Station - 19 Kms.
- 75 min drive from International Airport - 79 Kms.

Architect:
G. Renuka
☎ +91 98484 97369

Structural Engineer:

KOVURI CONSULTANTS
☎ +91 93910 40840

Developed & Promoted by:



Head Office: 5-4-187/3&4, II Floor, M.G. Road, Secunderabad-500 003.
☎ : +91 40-6633 5551. email: info@modiproperties.com

Site Office: Plot No.23, MBR Enclave, Sy.No.1,
Muraharipally, Medchal Mandal, Hyderabad-500 078
☎ : +91 91210 21717 email: mga@modiproperties.com

Completed Projects



Current Projects



Proposed Projects



Promoters Track Record:

- 40+ years experience.
- 40+ lakh sft of construction completed.
- 25+ projects successfully completed.
- 3,500+ homes completed.
- 20 lakh sft under construction.
- 1,000+ homes under construction.

Rera No.



www.modiproperties.com

Morning Glory APARTMENTS @ Genome Valley



**Incredible Price
Good Quality
Great Brand
Futuristic**



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.

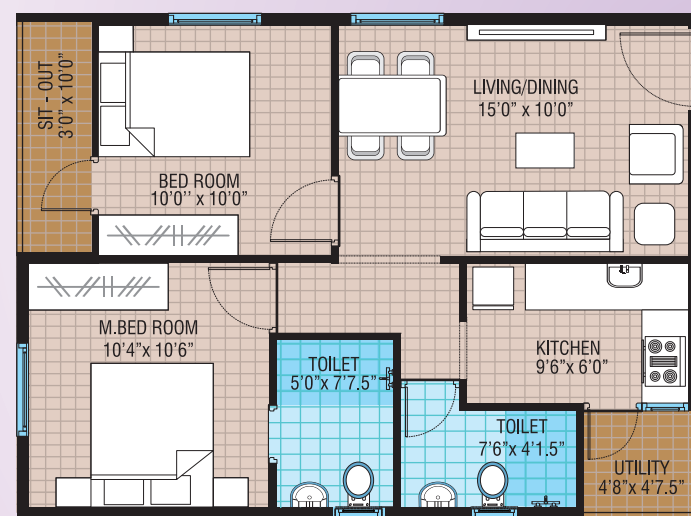


Morning Glory Apartments at Genome Valley has been designed to meet the demand for affordable high quality housing around Genome Valley. Morning Glory is the first amongst several housing projects planned around Genome Valley.

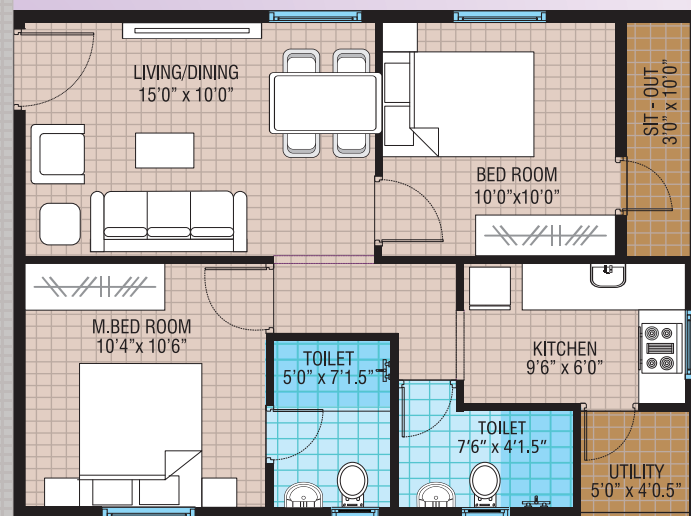
Aedis Developers LLP, an SPV has been formed for developing affordable housing in peripheral areas of Hyderabad.

The customers of Modi Properties have made it a trusted name for over four decades and helped it complete more than 25 projects with over 3,500 homes.

Floor Plan



TYPE A - AREA - 800 SFT



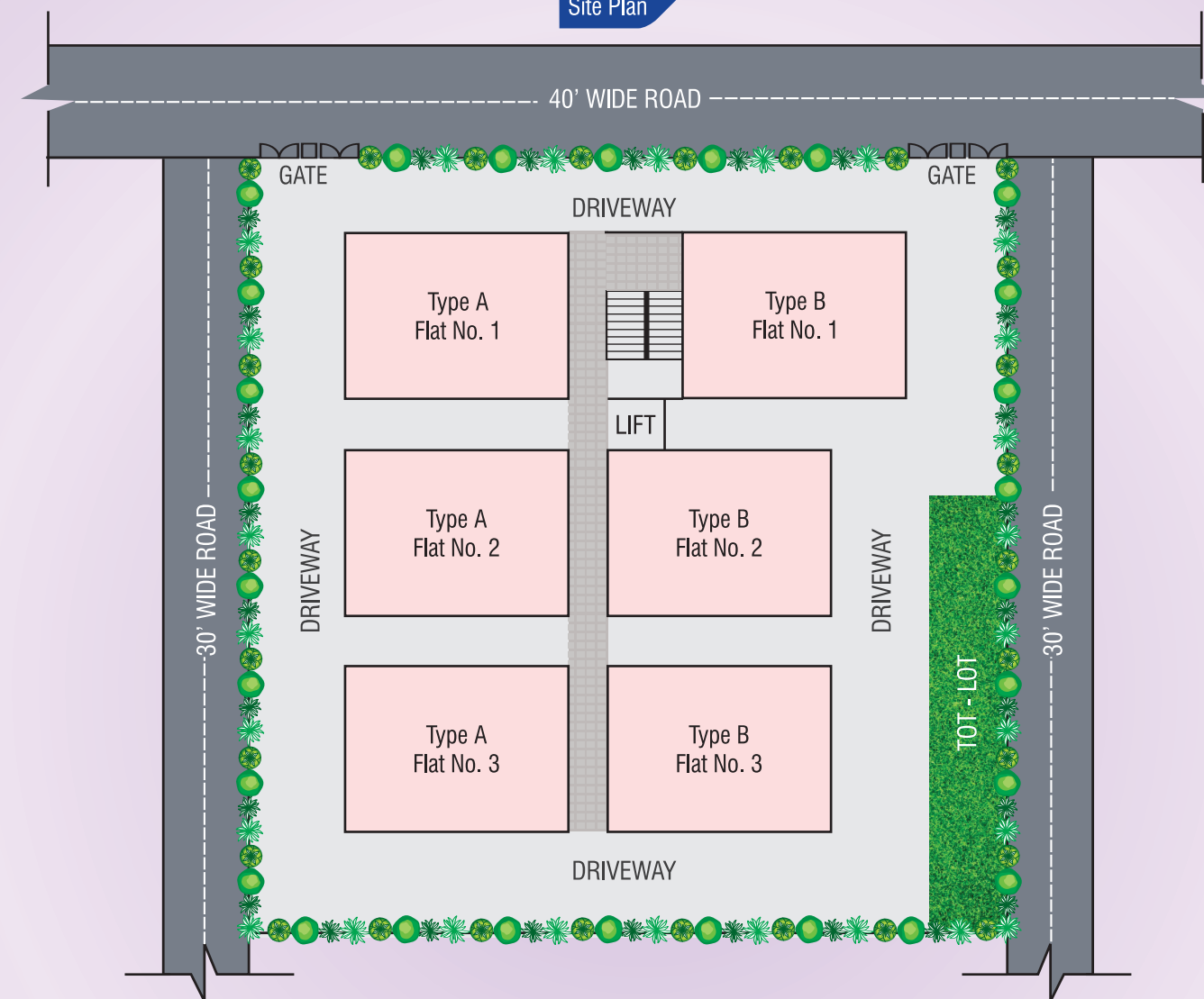
TYPE B - AREA - 800 SFT

Salient Features:

- 30 flats on 1,122 sq.yds.
- Stilt + 5 floors.
- Well designed 2BHK flats of 800 sft.
- Plans approved by HMDA.
- RERA approved.
- Clear title.
- All flats designed as per vastu.
- 6 PAX automatic lift.
- Power backup upto 1 KVA per flat.
- 24 hrs security with CC cameras.
- GST just 1% under affordable housing.
- Eligible for subsidy of upto 2.67 lakhs under PMAY - CLSS.



Site Plan



About Genome Valley:

- Genome Valley is rated as the No.1 Life Sciences cluster in India*.
- 200+ Life Sciences Companies.
- 3.2 million sft of lab space.
- 20,000+ work force.
- Rated as No.2 Incubation Centre*, with 60+ startups incubated.
- Spread over 10,000 acres in a pollution free zone.
- Earliest, largest & most vibrant R&D cluster in the county.

Prominent Life Sciences companies at Genome Valley are*:



* Rated by Jacob Ballas & Cerebra - 2019

* Promoters have no direct dealings with these companies and logos of these companies have been used solely for indicating their presence at Genome Valley