



MODI PROPERTIES



www.modiproperties.com

About Modi Properties

- ❖ Modi Properties is in the field of real estate development for over 4 decades.
- ❖ Primary focus is on middle income housing in peripheral areas of Hyderabad.
- ❖ Now expanding to tier III cities in Telangana.
- ❖ Recently started low income housing around ORR – 50 kms radius.

Type of Development

- ❖ Projects are designed to provide a great life style product to its customers.
- ❖ All projects are gated communities with modern amenities like clubhouse and swimming pool.
- ❖ Gated communities are designed to control environment around flats/villas.
- ❖ Focused on providing affordable quality housing.

Promotors 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.



Current Projects



Serene Farms

50 farm houses on 32 acres,
Chevella, Hyderabad.
Completion - 2019



Vista Homes

403 flats on 5.65 acres,
Kapra, Hyderabad.
Completion - 2019



Nilgiri Estates

188 villas on 10 acres,
Rampally, Hyderabad.
Completion - 2019



Bloomdale

72 villas on 5 acres,
Shamirpet, Hyderabad.
Completion - 2019

SILVER OAK VILLAS



Silver Oak Villas - Phase I & II
95 villas on 6.5 acres,
Cherlapally, Hyderabad.
Completion - 2019

SILVER OAK RESIDENCY



Silver Oak Residency
8 flats on 600 sq yds,
Cherlapally, Hyderabad.
Completion - 2019



Villa Orchids

340 villas on 21 acres,
Nagaram, Hyderabad.
Completion - 2019



AVR Gulmohar Homes

91 villas on 6.5 acres,
Miryalaguda, Telangana.
Completion - 2020

Morning Glory
APARTMENTS @ Genome Valley



Morning Glory Apartments
30 flats on 1,122 sq.yards,
Genome Valley, Hyderabad.
Completion - 2022

Gulmohar
RESIDENCY



Gulmohar Residency
354 flats on 8 acres,
Mallapur, Hyderabad.
Completion - 2025



Mayflower Platinum
189 flats on 2.3 acres,
Mallapur, Hyderabad.
Completion - 2022



Current Projects - Commercials



Innopolis

6,00,000 sft commercial space
on 9.20 acres,
Genome Valley, Hyderabad.
Completion - 2022



Colabs

2,00,000 sft commercial space
on 2 acres,
Genome Valley, Hyderabad.
Completion - 2022

Completed Projects



**Silver Oak Bungalows
Phase I, II, & III**
250 villas on 25 acres,
Cherlapally, Hyderabad.



Villas at Silver Creek
54 villas on 3 acres,
Nagaram, Hyderabad.



Nilgiri Homes
95 villas on 6.5 acres,
Rampally, Hyderabad.



Greenwood Residency
345 flats on 6.10 acres,
Kowkur, Hyderabad.



**Gulmohar Gardens –
Phase I & II**
505 flats on 5 acres,
Mallapur, Hyderabad.



Mayflower Heights
280 flats on 4 acres,
Mallapur, Hyderabad.

Completed Projects



Paramount Residency
260 flats on 3.10 acres,
Nagaram, Hyderabad.



Silver Oak Apartments
120 flats on 1 acre,
Cherlapally, Hyderabad.



Greens Towers
80,000 sft office space,
Begumpet, Hyderabad.



Mayflower Park
545 flats on 5.5 acres,
Mallapur, Hyderabad.



Sapphire Apartments
25 flats on 0.5 acres
Begumpet, Hyderabad.



Methodist Complex
1,00,000 sft commercial
complex, Abids,
Hyderabad.

Completed Projects



Mayflower Grande
370 flats on 3 acres,
Mallapur, Hyderabad.



Paramount Avenue
208 flats on 2 acres,
Nagaram, Hyderabad.

Proposed Projects

May Flower Homes

- ❖ 145 villas on 10 acres, Dundigal, Hyderabad.

Bloomdale Residency at Genome Valley

- ❖ 170 flats + 8 villas on 2 acres, Genome Valley, Hyderabad.

Bloomdale Villas at Genome Vallaey

- ❖ 120 villas on 6.75 acres, Genome Valley, Hyderabad.

Greenwood Heights

- ❖ 119 flats on 2 acres, Kowkur, Hyderabad.

Nilgiri Heights

- ❖ 270 flats on 2.5 acres, Pocharam, Hyderabad.

(Land acquired or JDA signed)

Proposed Projects

Marrigold Residency

- ❖ 180 flats on 2 acres, Kompally, Hyderabad.

Silver Oak Villas - Phase III

- ❖ 115 villas on 7.5 acres, Cherlapally, Hyderabad.

East Side Residency

- ❖ 700 flats on 10 acre, Pocharam, Telangana.

Bluebell Residency

- ❖ 110 flats on 1 acre, Vikarabad, Telangana.

Manilal Modi Memorial Hospital

- ❖ 45,000 sft hospital on 0.5 acres. Genome Valley, Hyderabad.

(Land acquired or JDA signed)

USP – Unique Selling Point

- ❖ Till date all projects were completed on time.
- ❖ Short delivery period – typically less than 1 year.
- ❖ Affordable quality construction with excellent amenities.
- ❖ Projects located in virgin areas with high latent demand.
- ❖ Unit sizes and rates are tuned to affordability of customers in the area.

Ethics & Transparency

- ❖ All projects RERA complaint for over 2 decades.
- ❖ Completion dates declared up front.
- ❖ Draft agreements, prices & availability status readily available on website.
- ❖ Payment by cheque only - no cash dealings.
- ❖ Rights and obligations of Builder & Buyer clearly defined in booking form & agreements.

About Hyderabad

- ❖ One of the largest and fastest developing city in India.
- ❖ Peculiar nature of 'Hyderabadis' - love independent houses, dislike public transport, prefer lower cost peripheral areas.
- ❖ ORR a 150 kms expressway around the city and its radial roads are the key drivers of real estate.
- ❖ Most areas are new and better planned. Few slums.
- ❖ Lighter baggage of the past.

Modi Properties Financials

- ❖ Largely a debt free company.
- ❖ All projects are financially independent SPVs (LLPs).
- ❖ Projects split into phases with smaller parcels of land (3 to 6 acres) for better cash flow management.
- ❖ Construction in phases linked to sales.
- ❖ Extremely efficient at cash flow management.

Contact Us



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Thank You