



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.

Promoters Track Record

- ❖ 40+ years experience.
- ❖ 40+ lakh sft of construction 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 - Phase I & II
95 villas on 6.5 acres,
Cherlapally, Hyderabad.
Completion - 2019



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 yds.
Genome Valley, Hyderabad.
Completion - 2020

Gulmohar
RESIDENCY



Gulmohar Residency
354 flats on 8 acres,
Mallapur, Hyderabad.
Completion - 2023



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

Current Projects - Commercial



Innopolis

6 lakh sft lab space for life sciences on 9.20 acres.
Genome Valley, Hyderabad.
Completion - 2022



Colabs

1 lakh sft lab space for life sciences on 2.25 acres.
Genome Valley, Hyderabad.
Completion - 2021

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.



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

- ❖ 107 flats on 1 acre, 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

❖ 114 villas on 7.5 acres, Cherlapally, Hyderabad.

East Side Residency

❖ 700 flats on 6 acres, Pocharam, Telangana.

Bluebell Residency

❖ 110 flats on 1 acre, Vikarabad, Telangana.

Manilal Modi Memorial Hospital

❖ 75 bed, 45,000 sft hospital on 0.50 acre, 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 for each unit 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.
- ❖ Real estate growth fuelled by end users due to IT / Corporates expansion – 7+ million sft per year.
- ❖ 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