

prime location



ample parking space

78,000 sft

Greenstowers

A complete commercial complex

modern amenities

ABOUT

The promoters of **'Modi Properties & Investments Pvt. Ltd.'** and its sister company **'Modi Builders & Realtors Pvt. Ltd.'** have been in the field of Real Estate Development since 1968. Having built about 5 lakh sft of commercial space in the heart of the twin cities they have diversified into housing in the peripheral areas of the city.

'Greens Towers' on Begumpet Main Road is their Current Commercial Project.

The tremendous response from their Completed Project the 550 flats township – **'Mayflower Park'**, has prompted the promoters of Modi Properties to launch several housing projects in the peripheral areas of the city.

'Gardenia' at Jeedimetla is their Current Project, with six new ventures coming up at **Kapra, Cherlapally, Kompally, Ameenpur, Quthbullapur & Pocharam.**

For Modi Properties, it is all about building confidence. Inspiring trust. And lasting relationships. Adherence to stringent quality standards, time schedules and commitment to customer satisfaction, is what sets them apart.

Off: 5-4-187/3 & 4, III floor, M G Road, Secunderabad - 500 003.
Phone : 55335551 Fax : 040-2744058
e mail: info@modiproperties.com
Visit us at: www.modiproperties.com

A towering example of quality construction and modern design, **GREENS TOWERS** on Begumpet Main Road, is located on the most prestigious road in the twin cities of Hyderabad and Secunderabad.

Built & Managed by Modi Properties & Investments Private Limited and promoted by Greens Electric Corporation, R P Road, Secunderabad, **GREENS TOWERS** is a land mark building on Begumpet Main Road, with an excellent view of the 300 acre Hyderabad Public School.

Beyond the basic requirements like ample parking space, passenger & service lifts, large spans, double glazing, **GREENS TOWERS** has several modern employee-friendly amenities like Roof Top Swimming Pool, Lawns & Banquet Area, Gymnasium, TV Lounge & a Cafeteria. These amenities create a world-class corporate ambience, blending business with pleasure. Consisting of aluminum composite panels and structural glazing, the elevation of **GREEN TOWERS** is a visual delight.

Economy & Luxury housing in the vicinity of the complex reduces time in commuting. **GREEN TOWERS**, is well connected by public transport, and is situated just 2 kms from the airport and less than ½ km from the MMTS Railway station.

Located in the most upmarket area amidst several prestigious buildings, **GREEN TOWERS** will add a touch of class to your business card.

Greentowers

A **complete** commercial complex

1-10-176, Begumpet Main Road, Hyderabad-500 016

▲ excellent elevation with double glazing for sound and thermal insulation ▲ 100 cars parking ▲ high speed automatic imported lifts

▲ 5 star lobbies ▲ generators for lifts, lighting & common areas ▲ roof top swimming pool, lawn and banquet area ▲ gymnasium

▲ cafeteria ▲ tv lounge ▲ only for corporate lease

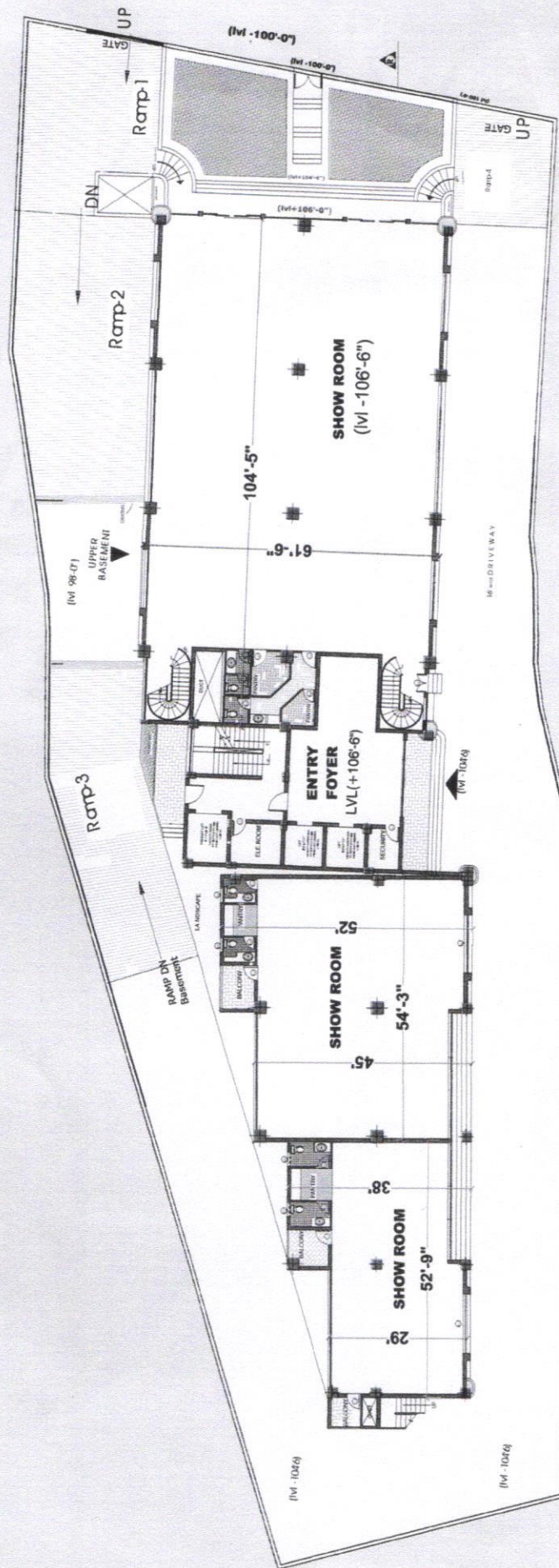
▲ completion in May, 2004

Greenstowers

A complete commercial complex



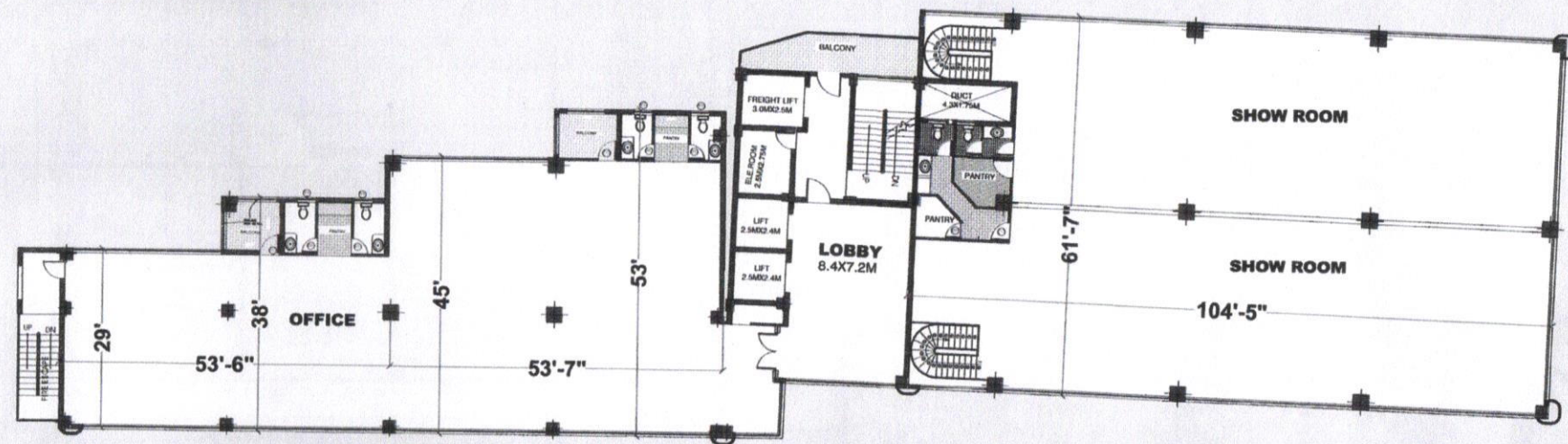
ground floor plan



Approx. Super Built-up Area : 13,000 sft

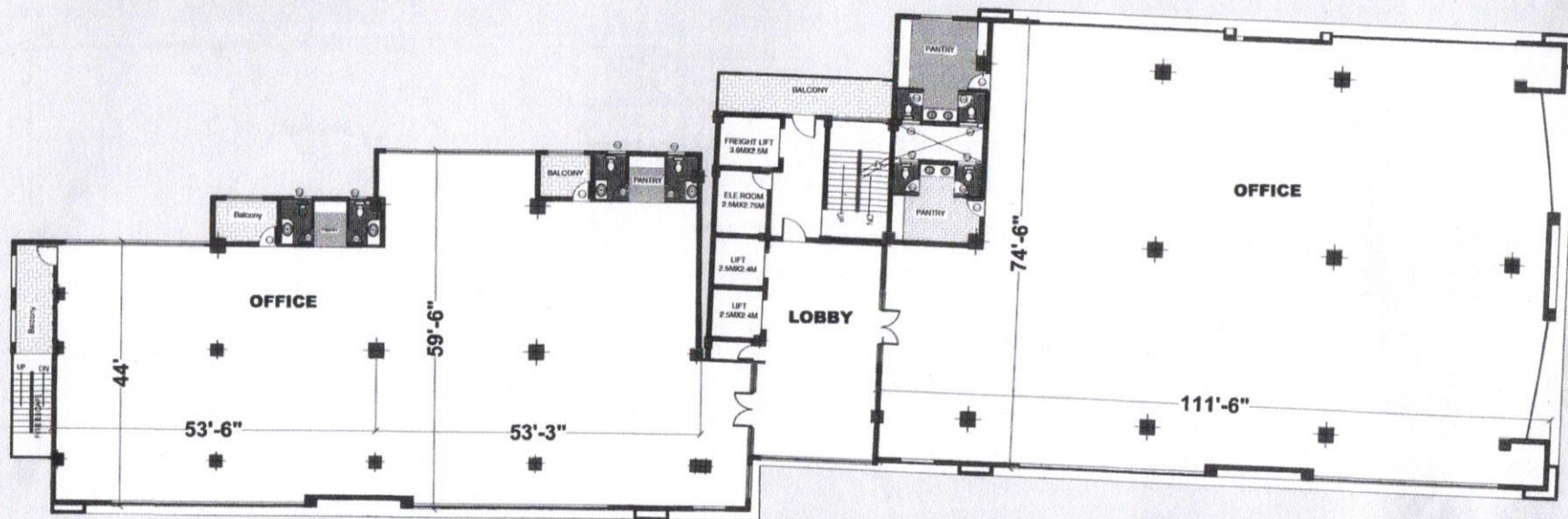


first floor plan



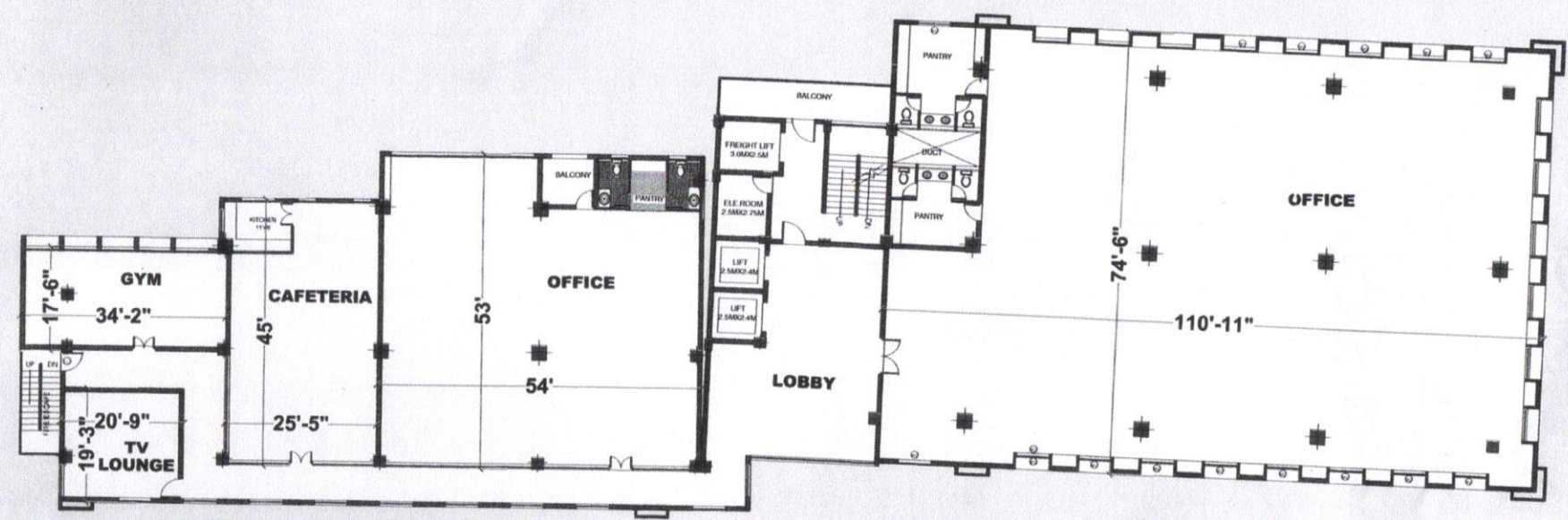
Approx. Super Built-up Area : 13,000 sft

second & third floor plan



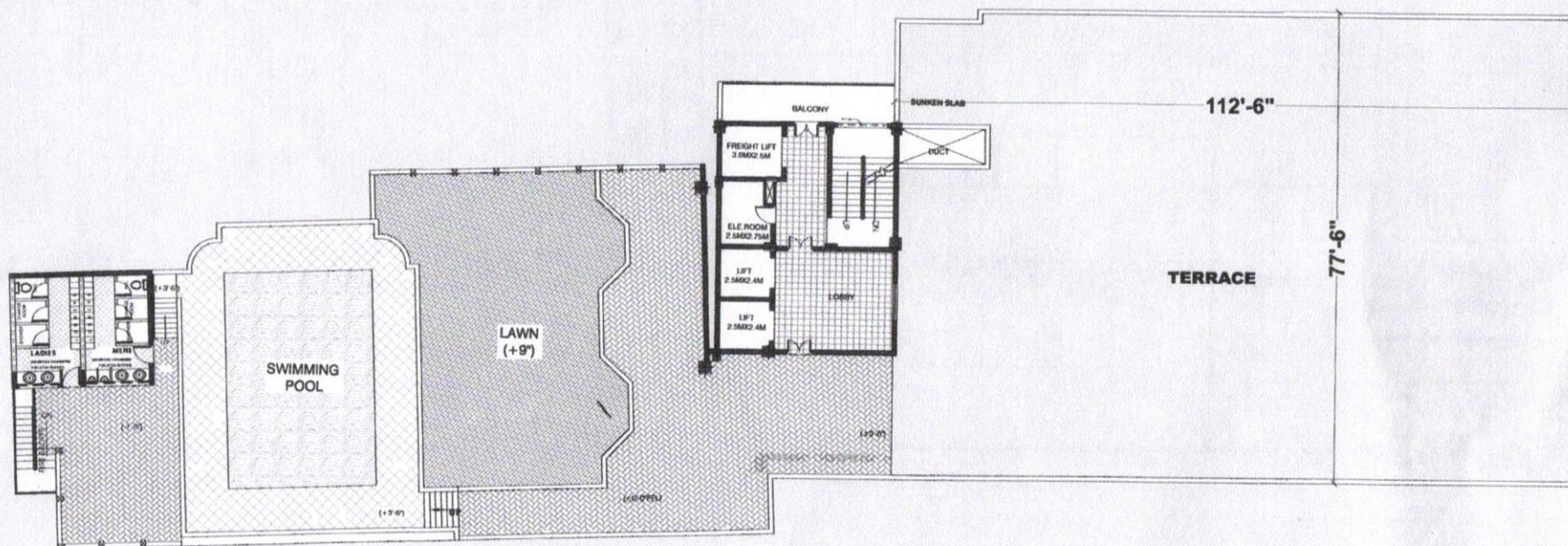
Approx. Super Built-up Area : 17,000 sft per floor

fourth floor plan

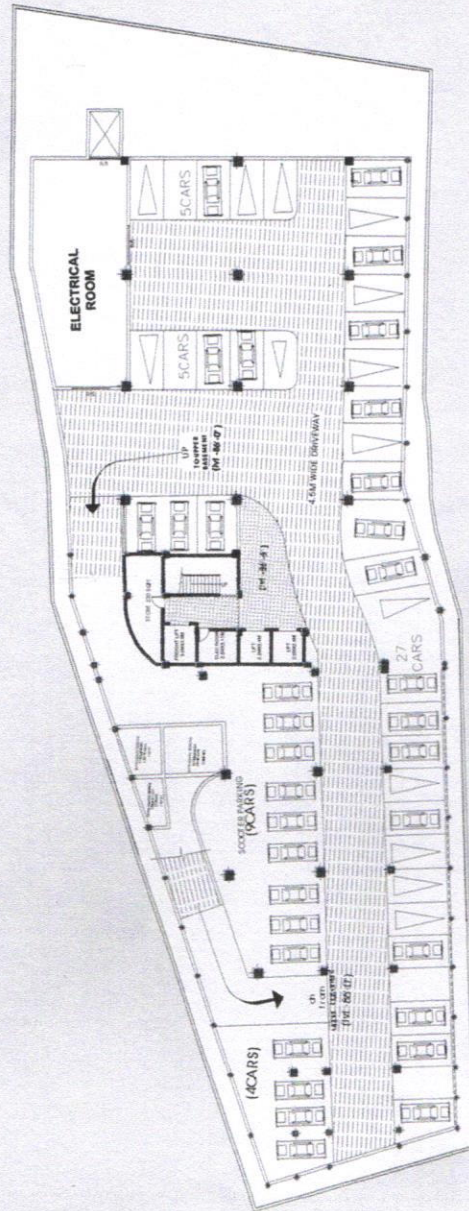


Approx. Super Built-up Area : 17,000 sft

terrace floor plan

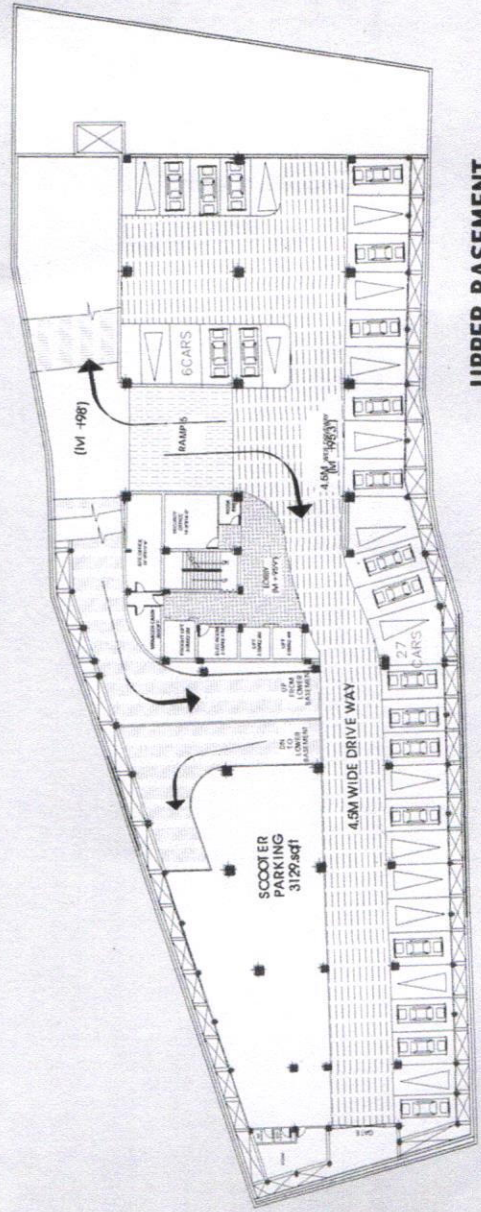


parking floor plan



LOWER BASEMENT

Approx. Area : 20,000 sft



UPPER BASEMENT

Approx. Area : 25,000 sft

salient features

Situated on 150 ft wide, Begumpet Main Road.
2 km from airport and less than ½ km from MMTS Railway Station.
Easy access to public transport.
Excellent view of airport & 300 acre Hyderabad Public School Campus.
Large spans.

specifications

Double glazed structural glazing for sound and thermal insulation.
5 Star class lobbies (with Italian marble / granite & vitrified tiles); Granite staircases.
Two high speed 15 passenger imported Mitsubishi Elevators.
One stainless steel 15 passenger-cum-service elevator.
125 kva back-up generator for lifts & common lighting.
100 cars & 150 two wheeler parking in basement.
30 cars surface parking*.
Landscaped area in front of building.

area statement

Office Space:	78,000 sft
Floor Plate:	Ground & I floor - 13,000 sft each II to IV floors 17,000 sft each
Basement for parking :	45,000 sft
Common area percentage:	Just 20%

other amenities

Roof top swimming pool.
Roof top lawn & open area for banquet
Cafeteria*
Fully equipped Gym*
TV lounge with 43" projection TV & pool table*
R O plant for drinking water*
CC TV in lobbies, driveway & basement*
1,500 sft electrical room

*Optional

current and completed projects in Hyderabad & Secunderabad

S.No	Building	Location	Year	Type	Area-sft	Status
1	Soham Mansion	M G Road	1969	Commercial	30,000	Completed
2	Bungalows	P G Road	80/94	Residential	8,000	Completed
3	P M Modi Cplx	M G Road	1982	Commercial	80,000	Completed
4	S M Modi Cplx	M G Road	1982	Commercial	30,000	Completed
5	Godowns	Rasoolpura	1985	Commercial	80,000	Completed
6	Methodist Cplx	Abids	1985	Commercial	1,00,000	Completed
7	5 Bungalows	Jubilee Hills	89/03	Residential	27,500	Completed
8	Modi House	Begumpet	1990	Commercial	7,000	Completed
9	LIC Zonal Office	S D Road	1991	Commercial	40,000	Completed
10	Lions Bhavan	S D Road	1991	Commercial	15,000	Completed
11	Usha Kiran Cplx	S D Road	1995	Commercial	60,000	Completed
12	Kiran Mala	Tower Street	1996	Commercial	5,000	Completed
13	The Mayflower	Gunrock	1999	Commercial	7,000	Completed
14	Sapphire Apts	Begumpet	2001	Residential	45,000	Completed
15	Bungalow	Begumpet	2002	Residential	3,500	Completed
16	Gardania	Jeedmetla	2003	Residential	2,00,000	CURRENT
17	R M Mansion	Banjara Hills	2003	Commercial	20,000	Completed
18	Mayflower Park	Nacharam	2003	Residential	3,70,000	Completed
19	Greens Towers	Begumpet	2004	Commercial	1,20,000	Completed
20	Golden Palms	Ameenpur	—	Residential	9.5 acres	PROPOSED
21	Gulmohar Gardens	Kapra	—	Residential	4 acres	PROPOSED
22	New Site	Pocharam	—	Residential	15 acres	PROPOSED
23	Palm Springs	Kompally	—	Residential	1.7 acres	PROPOSED
24	Silver Springs	Outhbullapur	—	Residential	4.5 acres	PROPOSED
25	Silver Oks	Cherlapally	—	Residential	6.5 acres	PROPOSED

modi properties - track record

30+ Years Track Record.

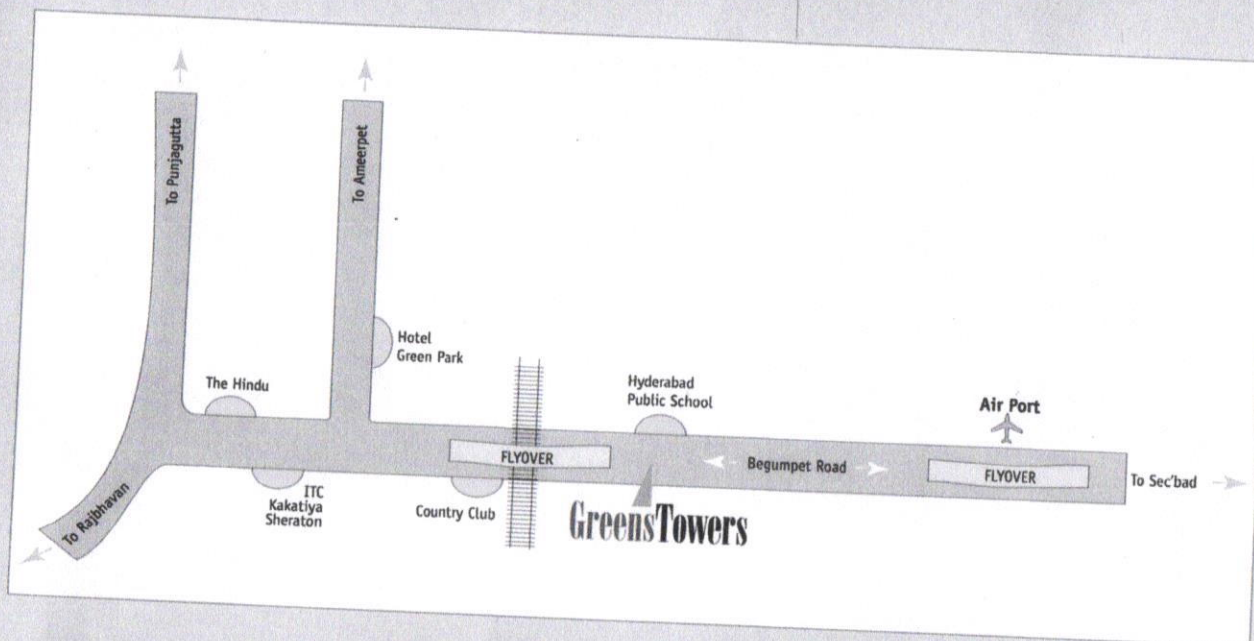
10+ Lakh sft of Construction Completed

20+ Projects Successfully Completed

50+ Corporate Tenants. 100+ Shops & Offices Completed



location



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Promoters :

Greens - Electric
CORPORATION

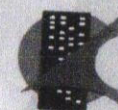
Ph: 040-2754 1390

Architectures :

**Architectural
Associates**

Ph: 040-2770 0826

Structural Engineers :



KULKARNI CONSULTANTS

Ph: 040-55639324

Builders & Managers :



**MODI
PROPERTIES &
INVESTMENTS PVT.LTD.**

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