



**MODI
PROPERTIES**

About Modi Properties

- ❖ Modi Properties is in the field of real estate development for over 4 decades.
- ❖ Primary focus is on LIG and MIG housing in peripheral areas of Hyderabad and tier III cities in Telangana.
- ❖ Second vertical is focused on specialized buildings for R&D and manufacturing, catering to life-sciences companies.

Promoters Track Record

- ❖ 40+ years experience.
- ❖ 6+ million sft of construction completed.
- ❖ 4,500+ homes completed.
- ❖ 2 million sft under construction.
- ❖ 1,000+ homes under construction.

Current Projects - Housing



119 flats on 2 acres,
Kowkur, Secunderabad.



354 flats on 8 acres,
Mallapur, Hyderabad.



108 flats on 1 acre,
Near Shamirpet, Hyderabad.



256 flats on 2.5 acres,
Pocharam, Hyderabad.

Current Projects - Housing



188 villas on 10 acres,
Rampally, Hyderabad.



91 villas on 6.5 acres,
Miryalaguda, Telangana.



95 villas on 6.5 acres,
Cherlapally, Hyderabad.



8 flats on 600 sq yds,
Cherlapally, Hyderabad.

Current Projects - Housing



189 flats on 2.3 acres,
Mallapur, Hyderabad.



403 flats on 5.65 acres,
Kapra, Hyderabad.

Current Projects - Lab Space



6 lakh sft on 9.20 acres.
Genome Valley, Hyderabad.



1.45 lakh sft on 2.25 acres.
Genome Valley, Hyderabad.



1.30 lakh sft on 2.40 acres.
Genome Valley, Hyderabad.



1.25 lakh sft on 1.8 acres,
Genome Valley, Hyderabad.

Completed - Other Projects



Manilal Modi Memorial Hospital
75 bed, 45,000 sft Hospital building on 1/2 acre, Genome Valley, Hyderabad.



Greens Towers
80,000 sft Office Space, Begumpet, Hyderabad.



Methodist Complex
Office Complex, 1,00,000 sft Abids, Hyderabad.



Serene Farms
50 farm houses on 32 acres, Chevella, Hyderabad.

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.



Morning Glory Apartments
30 flats on 1,122 sq yds.
Genome Valley,
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.

Completed Projects

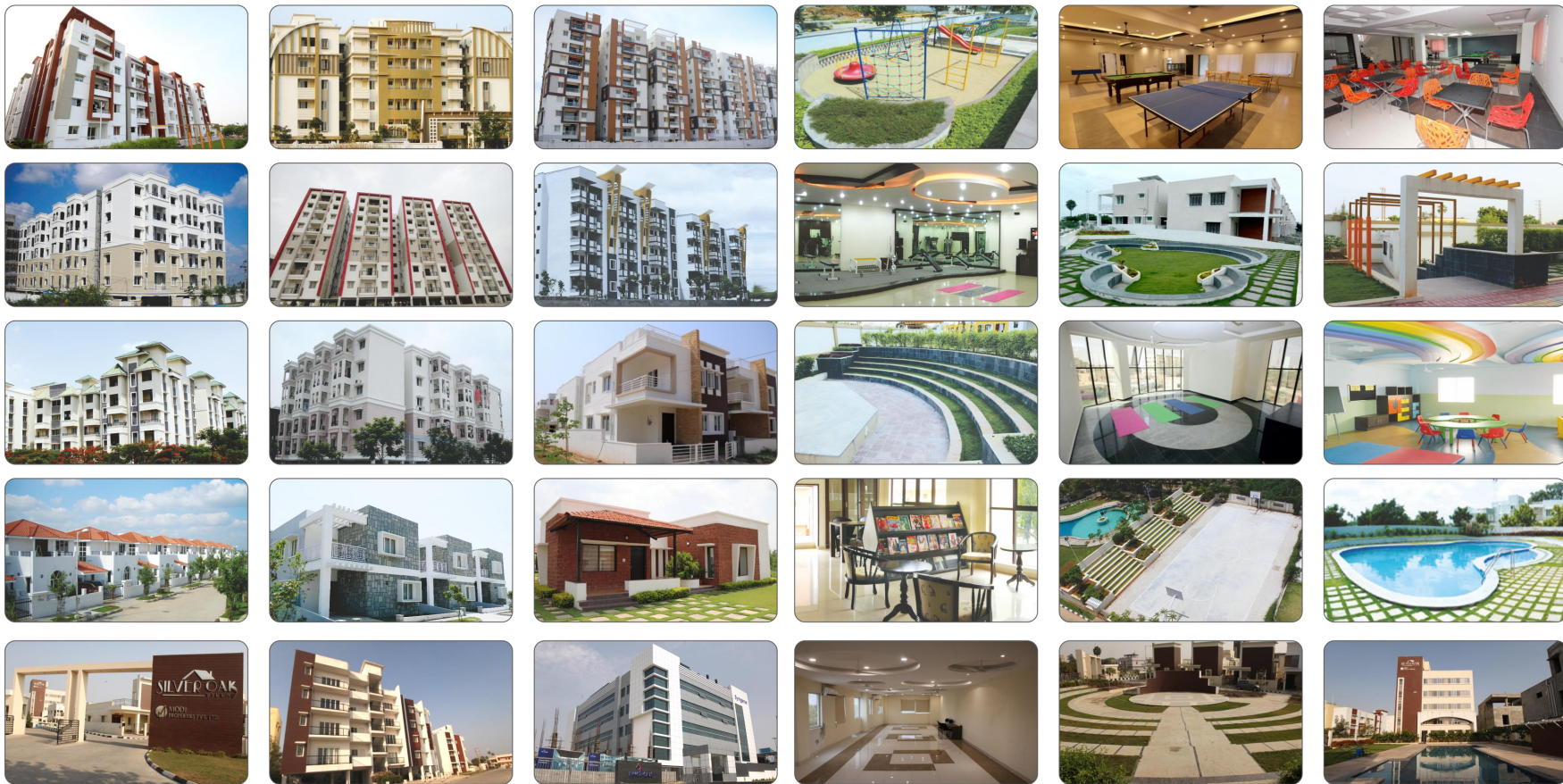


Bloomdale
72 villas on 5 acres,
Shamirpet, Hyderabad.



Villa Orchids
340 villas on 21 acres,
Kowkur, Hyderabad.

Actual Photographs



Proposed Projects - Housing



145 villas on 10 acres,
Dundigal, Hyderabad.



350 flats on 3.24 acres,
Thimmapur, Hyderabad.



110 flats on 1 acre, Vikarabad,
Telangana.



181 flats on 2 acres,
Kompally, Hyderabad.

Proposed Projects - Housing



600 flats on 6.25 acres,
Genome Valley, Hyderabad.



300 flats on 4 acres,
Suryapet, Telangana.



180 flats on 2 acres.
Genome Valley, Hyderabad.

Proposed Projects - Lab Space



2.9 lakh sft Manufacturing Space on 10 acres,
AMTZ, Visakhapatnam.



1.10 million sft Lab Space on 10 acres,
AMTZ, Visakhapatnam,



2 lakh sft Lab Space on 3.25 acres
Genome Valley, Hyderabad.



HYDERABAD VIGYAN DISTRICT

4.15 lakh sft Lab Space on 4 acres
Genome Valley, Hyderabad.

Proposed Projects - Lab Space



43,150 sft Lab Space on 0.5 acres
Genome Valley, Hyderabad.

USP – Housing Projects

- ❖ Till date all projects were largely 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.

USP - Lab Space

- ❖ Complete solution for Life Sciences companies.
- ❖ Nextgen Flexi spaces - Research | Manufacturing | Storage.
- ❖ 750⁺ kg/sft floor load bearing capacities.
- ❖ 4.8 mtr clear floor-to-floor height.
- ❖ Support Infrastructure.
- ❖ Dedicated Chemical Stores & Solvent Stores.

Ethics & Transparency - Housing Projects

- ❖ 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.

Contact Us



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