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# MODI PROPERTIES

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[www.modiproperties.com](http://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.
- ❖ Most 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.
- ❖ 4+ million sft of construction completed.
- ❖ 3,500+ homes completed.
- ❖ 2+ million sft under construction.
- ❖ 1,000+ homes under construction.



## **Current Projects**





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



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



**East Side Residency**  
750 flats on 6 acres.  
Pocharam, Hyderabad.  
Completion - 2022



**Greenwood Heights**  
119 flats on 2 acres,  
Kowkur, Secunderabad.  
Completion - 2022

  
**Morning Glory**  
APARTMENTS @ Genome Valley



**Morning Glory Apartments**  
30 flats on 1,122 sq yds.  
Genome Valley, Hyderabad.  
Completion - 2020

**BLOOMDALE**  
*Residency*  
Genome Valley, Hyderabad



**Bloomdale Residency at  
Genome Valley**  
107 flats on 1 acres,  
Near Shamirpet, Hyderabad.  
Completion - 2022





**Silver Oak Villas - Phase III**  
114 villas on 7.5 acres,  
Cherlapally, Hyderabad.  
Completion - 2021



**Silver Oak Residency**  
8 flats on 600 sq yds,  
Cherlapally, Hyderabad.  
Completion - 2020



**AVR Gulmohar Homes**  
91 villas on 6.5 acres,  
Miryalaguda, Telangana.  
Completion - 2020



**Vista Homes**  
403 flats on 5.65 acres,  
Kapra, Hyderabad.  
Completion - 2020





### **Nilgiri Estates**

188 villas on 10 acres,  
Rampally, Hyderabad.  
Completion - 2020



### **Bloomdale**

72 villas on 5 acres,  
Shamirpet, Hyderabad.  
Completion - 2020

## 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.

## Completed Projects



### **Serene Farms**

50 farm houses on 32 acres,  
Chevella, Hyderabad.



### **Villa Orchids**

340 villas on 21 acres,  
Nagaram, Hyderabad.



### **Silver Oak Villas - Phase I & II**

95 villas on 6.5 acres,  
Cherlapally, Hyderabad.



## Proposed Projects

### **May Flower Homes**

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

### **Bloomdale Villas at Genome Vallaey**

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

### **Nilgiri Heights**

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

### **Marrigold Residency**

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

(Land acquired or JDA signed)



## Proposed Projects

### **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.

### **Innopolis North Point**

- ❖ 2 lakh sft lab space for life sciences on 4.25 acres.

(Land acquired or JDAssigned)

## **USP – Unique Selling Point**

- ❖ Till date all projects were completed on time.
- ❖ Short delivery period – typically less than 1 to 2 years.
- ❖ 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.
- ❖ Access to information about projects through website.



## Contact Us



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**Thank You**