

Aerial View



Promoter's Track Record

- ◆ 40 years track record
- ◆ 35 lakh sft. construction completed
- ◆ 25 projects successfully completed
- ◆ 2,500 flats completed
- ◆ 450 villas completed
- ◆ 17 lakh sft. under construction
- ◆ 1,300 flats and villas under construction

Completed Projects



Gulmohar Gardens
Mallapur, Hyderabad
505 flats on 5 acres



Paramount Residency
Nagaram, Hyderabad
260 flats on 3 acres



Greenwood Residency
Kowkur, Alwal, Secunderabad
345 flats on 6 acres



Mayflower Park
Nacharam, Hyderabad
550 flats on 4.8 acre



Mayflower Heights
Mallapur, Hyderabad
280 flats on 4 acres



Silver Oak Bungalows
Cherlapally, Hyderabad
250 Duplex bungalows on 24 acres



Silver Oak Apartments
Cherlapally, Hyderabad
120 flats on 1 acre



Villas At Silver Creek
Nagaram, Hyderabad
54 villas on 3 acres



Nilgiri Homes
Rampally, Pocharam, Hyderabad
95 Villas & Town Houses on 6.5 acres

Current Projects



Mayflower Grande
Mallapur, Hyderabad
370 flats on 3 acres



Vista Homes
Kushaiguda, Hyderabad
403 flats on 5.6 acres



Paramount Avenue
Nagaram, Hyderabad
208 flats on 2 acres



Nilgiri Estates
Rampally, Pocharam, Hyderabad
188 Villas on 10 acres



Bloomdale
Shameerpet, Hyderabad
72 Villas on 5 acres



Serene Farms
Yenkepally, Chevella
50 Farmhouses on 32 acres

Location Plan



Architects :

Architectural Associates
Architects & Interior Designers
☎ : +91 40 2770 0826

Structural Engineers :

KULKARNI CONSULTANTS
☎ : +91 40 2322 3891

MODI PROPERTIES

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SITE OFFICE:

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www.modiproperties.com

Developed by:

Modi Realty Miryalaguda LLP

Promoted by:

Dilpreet Tubes, Promoted by Karna Mehta, Nacharam.

LNS Agencies, Authorised Distributor of
Total Oil India Pvt. Ltd. Miryalaguda.

Raghava (R) Picture Palace, Miryalaguda.

Tech Berry Systems, Hillsborough, NJ, USA.

Fortune Harmony Group, Secunderabad.

Modi Properties Pvt. Ltd., Secunderabad.

AVR
Gulmohar
HOMES
MIRYALAGUDA
TELANGANA



**REDEFINING
LIFESTYLE**

MODI PROPERTIES

Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



The projects of Modi Properties have been designed to provide a great life style product to its customers. Our gated communities are designed to control the environment around your home. Enjoy great quality, fabulous amenities at incredible prices. Our customers have made Modi Properties a trusted name for over 40 years and helped us complete 25 projects with about 3,000 homes. Modi Properties is presently developing over 1,300 homes.

SALIENT FEATURES:

- Designed for affordability
- 91 villas on 6.5 acres
- Plot sizes from 179 sq. yds.
- Flexible design
- Built-up area from 1,250 to 2,340 sft.
- Low density development with large open spaces
- DTCP & Miryalaguda municipality approved
- Clear title
- Design as per vastu
- Gated community with modern amenities
- Underground cabling for power supply and communication
- Pollution free environment
- Peaceful, green and quiet locality



AMENITIES:

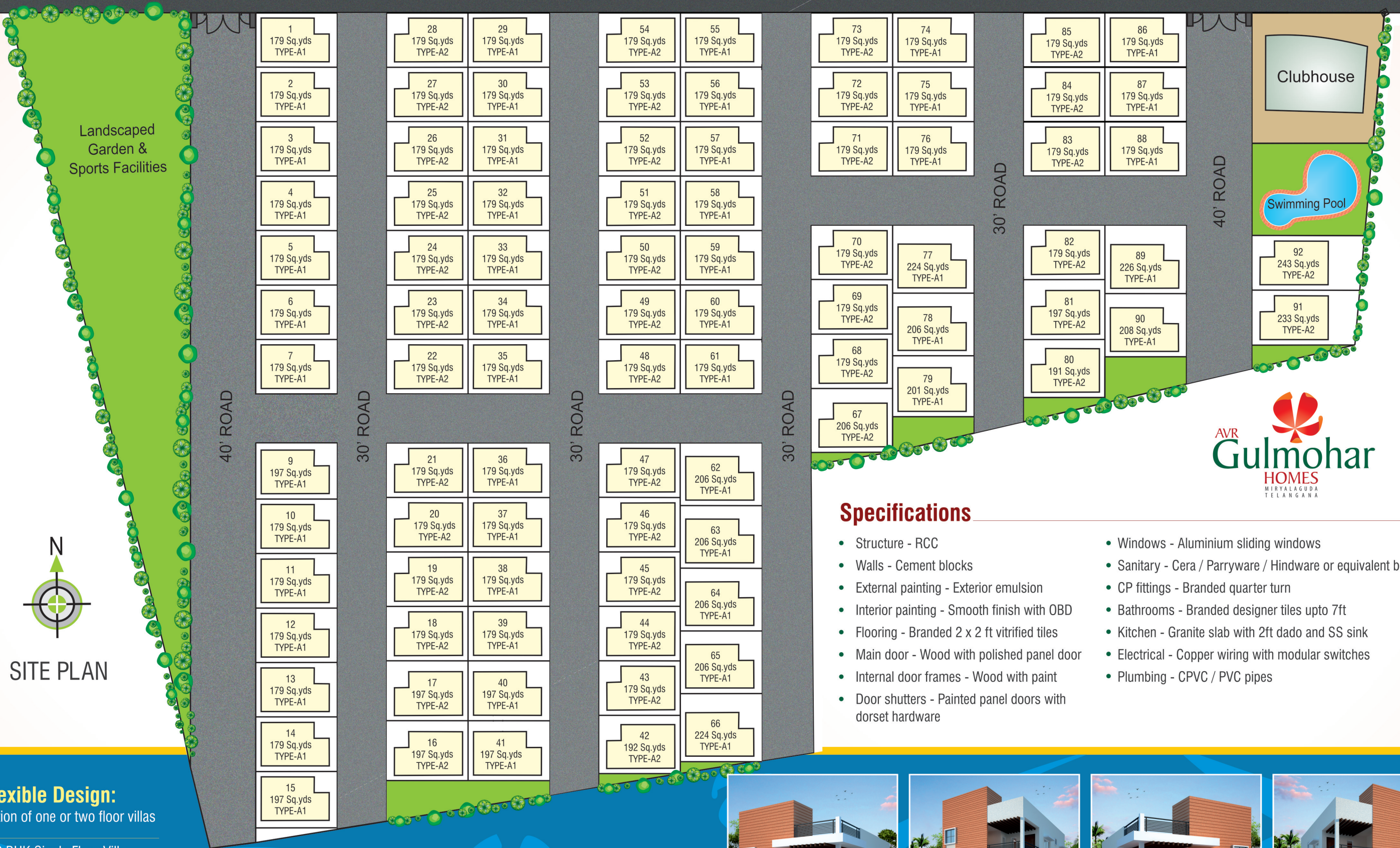
- Clubhouse - 10,000 sft
- Gym
- Recreation room cum cafeteria
- Banquet Hall
- Creche
- Yoga Room
- Society Office
- First-aid Room
- Lawns for banquets
- Swimming pool
- Open air badminton court
- Basketball court
- Beach volleyball court
- Children's park
- Landscaped gardens
- 1 KVA backup power for each villa
- Cement concrete roads and street lighting
- Drinking water through RO plant
- 24 hours security with CCTV
- Video door phone for each villa
- Vehicle access control with smart card
- 2,000 ltrs water tank for each villa



TOWARDS SAGAR ROAD

40' ROAD

TOWARDS GAYATHRI TOWNSHIP



SITE PLAN

Flexible Design:

Option of one or two floor villas

- 2 BHK Single Floor Villa
- 4 BHK Duplex Villa
- Double 2BHK + 2BHK



Specifications

- Structure - RCC
- Walls - Cement blocks
- External painting - Exterior emulsion
- Interior painting - Smooth finish with OBD
- Flooring - Branded 2 x 2 ft vitrified tiles
- Main door - Wood with polished panel door
- Internal door frames - Wood with paint
- Door shutters - Painted panel doors with dorset hardware
- Windows - Aluminium sliding windows
- Sanitary - Cera / Parryware / Hindware or equivalent brand
- CP fittings - Branded quarter turn
- Bathrooms - Branded designer tiles upto 7ft
- Kitchen - Granite slab with 2ft dado and SS sink
- Electrical - Copper wiring with modular switches
- Plumbing - CPVC / PVC pipes

