

BL MDALÉ

Residency @ Genome Valley

Near Shamirpet, Hyderabad.

High Quality.

Incredible Price.

Walk to work.



**MODI
PROPERTIES**

www.modiproperties.com



Site Plan



Salient Features:

- 107 flats on 1 acre.
- Stilt + 5 floors.
- Well designed 2BHK flats of 800 sft.
- Plans approved by HMDA.
- RERA approved.
- Clear title.
- All flats designed as per vastu.
- 2 automatic lifts.
- Power backup upto 1 KVA per flat.
- Wifi security camera for each flat.
- 24 hrs security with CC cameras.
- GST just 1% under affordable housing.
- Eligible for subsidy of upto 2.67 lakhs under PMAY - CLSS.
- Next to 80 bed Multi Speciality Hospital.
- High demand for rentals.

Surrounding Developments:

- Well developed residential locality.
- India's no. 1 life sciences cluster.
- Corporates : Mansanto, HBL, Pokarna, Mars, Kayempee Foods, Tecumseh, Indian Immunologicals, Globion, Aspiro Pharma, Jodas Expoin, etc.
- Schools: Jain Heritage, Pallavi, Vijetha Techno.
- Colleges: BITS, Nalsar, Ive League, RVM Medical
- Hospitals: Medicit, Prem Multi Speciality.
- Shopping & Entertainment: Leonia, Alankritha, Orange Bowl, Honey Berg.



Bloomdale Residency at Genome Valley is amongst several housing projects planned around Genome Valley (Number 1 Life Sciences Cluster in India). Bloomdale Residency has been designed to meet the demand for affordable high quality housing in the vicinity of Genome Valley.

The customers of Modi Properties have made it a trusted name for over four decades and helped it complete over 3,500 homes.

About Genome Valley:

- Genome Valley is rated as the Number 1 Life Sciences cluster in India*.
- 200+ Life Sciences Companies.
- 3.2 million sft of lab space.
- 20,000+ work force.
- Rated as No. 2 Incubation Centre*, with 60+ startups incubated.
- Spread over 10,000 acres in a pollution free zone.
- Earliest, largest & most vibrant R&D cluster in the country.

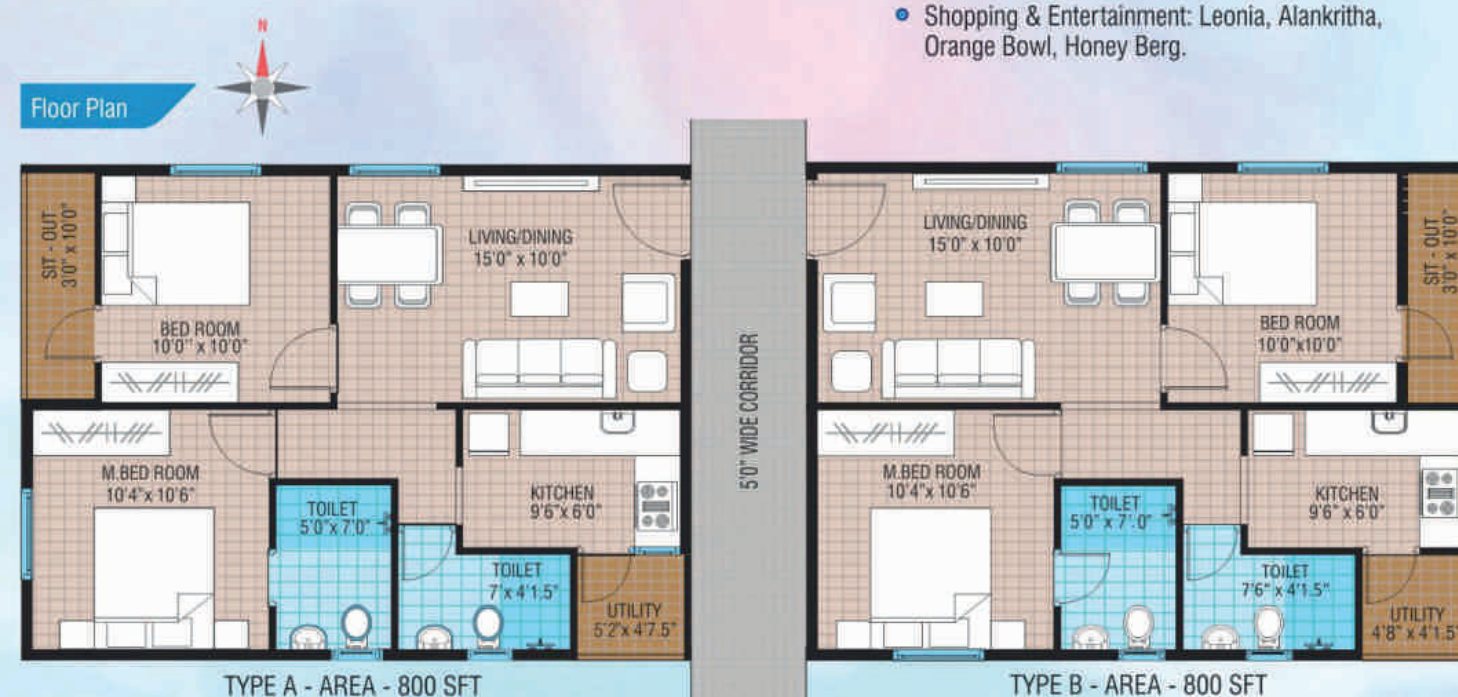
Prominent Life Sciences companies at Genome Valley are*:



* Rated by Jacob Ballas & Cerebra - 2019

* Promoters have no direct dealings with these companies and logos of these companies have been used solely for indicating their presence at Genome Valley

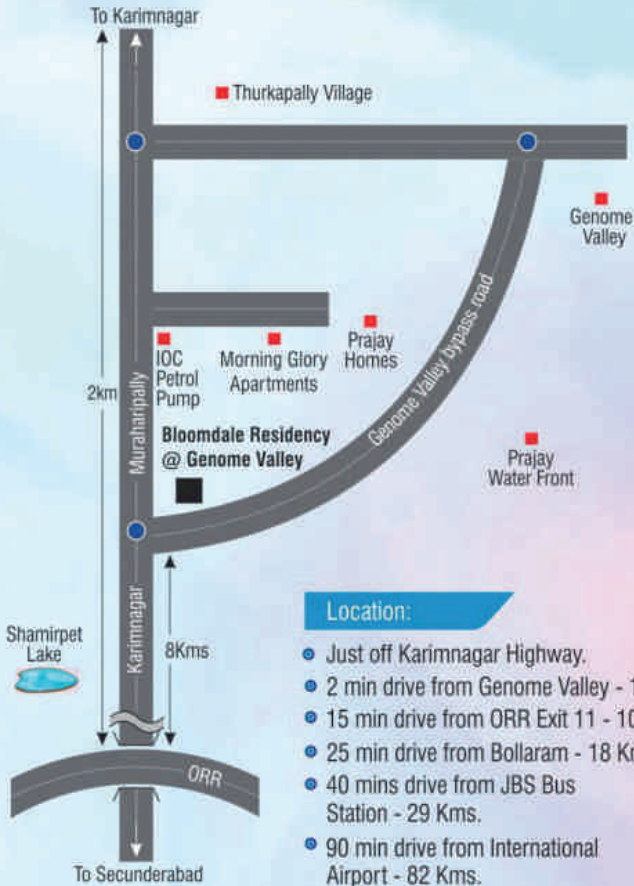
Floor Plan



TYPE A - AREA - 800 SFT

TYPE B - AREA - 800 SFT

Location Plan



Location:

- Just off Karimnagar Highway.
- 2 min drive from Genome Valley - 1 Km.
- 15 min drive from ORR Exit 11 - 10 Kms.
- 25 min drive from Bollaram - 18 Kms.
- 40 mins drive from JBS Bus Station - 29 Kms.
- 90 min drive from International Airport - 82 Kms.

Proposed Projects

Boondale Villas at Genome Valley
Genome Valley, Hyderabad
170 flats+8 villas on 2 acres

Marrigold Residency
Kompally, Hyderabad
180 flats on 2 acres

Nilgiri Heights
Pocharam, Hyderabad
272 flats on 2.5 acres

Mayfloer Homes
Dundigal, Hyderabad
145 villas on 10 acres

Bluebell Residency
Vikarabad, Hyderabad
110 flats on 1 acres

East Side Residency
Pocharam, Hyderabad
750 flats on 6 acres

Architect:

EDIFICE ARCHITECTS
☎ +91 98484 97369

Structural Engineer:

KOVURI CONSULTANTS
☎ +91 93910 40840

Promoted by:

MODI PROPERTIES

Developed by:

BLOOMDALE RESIDENCY GENOME VALLEY LLP

Head Office: 5-4-187/3&4, II Floor, M.G. Road, Secunderabad-500 003.

☎ +91 40-6633 5551. email: info@modiproperties.com

Site Office: Sy. No. 31 & 32

Muraharipally, Medchal Mandal, Hyderabad-500 078

☎ +91 91210 21717 email: brgv@modiproperties.com

Completed Projects



Gulmohar Gardens
Mallapur, Hyderabad
505 flats on 8 acres



Paramount Residency
Nagaram, Hyderabad
260 flats on 3 acres



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



Mayflower Grande
Mallapur, Hyderabad
370 flats on 3 acres



Mayflower Park
Nacharam, Hyderabad
505 flats on 4.8 acres



Mayflower Heights
Mallapur, Hyderabad
280 flats on 4 acres



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



Paramount Avenue
Nagaram, Hyderabad
208 Flats on 2 acres



Silver Oak Apartments
Cherlapally, Hyderabad
120 flats on 1 acre



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



Serene Farms
Yenkepally, Chevella
50 Farmhouses on 32 acres



Villa Orchids
Kowkur, Secunderabad
343 duplex Villas on 21 acres



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

Current Projects



Vista Homes
Kushaiguda, Hyderabad
403 flats on 5.6 acres



Gulmohar Homes
Miryalguda, Hyderabad
91 flats on 6.5 acres



Greenwood Heights
Kowkur, Hyderabad
119 flats on 2 acres



Gulmohar Residency
Mallapur, Hyderabad
354 flats on 8 acres



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



Bloomdale
Shameerpet, Hyderabad
72 Villas on 5 acres



Mayflower Platinum
Mallapur, Hyderabad
189 flats on 2.2 acres



Silver Oak villas-Phase III
Chierlapally, Hyderabad.
114 villas on 7.5 acres.

Promoters 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.



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

Rera No.



www.modiproperties.com