

Right around the corner,

Near everywhere you want to be.



Modi Properties started its first middle income housing project at Mallapur in 1999. The tremendous response from our customers has helped us complete 5 projects in that area with about 1,700 apartments. Our projects are designed to provide a Great Lifestyle Product to its occupants. The gated communities are designed to control the environment around your home. In April, 2019 we launched Mayflower Platinum, a premium high-rise housing project at Mallapur.

Gulmohar Residency is our latest housing project catering to the needs of upper middle-income segment. The unit sizes and prices make Gulmohar Residency far more affordable than other such projects around that area. Gulmohar Residency is a low-density development of 354 flats spread over 8 acres. The site is located on a elevated ground, offering tremendous views of the eastern part of the city, even from its lowest floors!









Salient Features

- 354 flats on about 8 acres of land.
- 6 floors with 2 basements for parking.
- Ground floor fully landscaped, vehicle free zone for pedestrians only.
- 3BHK flats 1,360 & 1,660 sft.
- Plans approved by GHMC.
- Clear title.
- Gated community with modern amenities.
- All flats designed as per vaastu.
- No commercial activity within site.
- Located on 100 ft main road.

Amenities

- 20,000 sft clubhouse with: Banquet hall. Recreation room.
 - Cafeteria.
 - Creche.
 - Library.
 - First aid room.
 - Gym.
 - Yoga room.
 - Indoor badminton court.
 - A/C Lounge.
 - Swimming pool.
 - Society office.

- Children's park.
- Landscaped gardens.
- · Automatic lifts.
- Power backup for all lights & fans upto 1KVA per flat.
- Cement concrete roads and street lighting.
- Wifi security camera for each flat.
- 24 hrs security with CC Cameras.
- Vehicle access control with smart cards.
- Large rainwater harvesting sump.



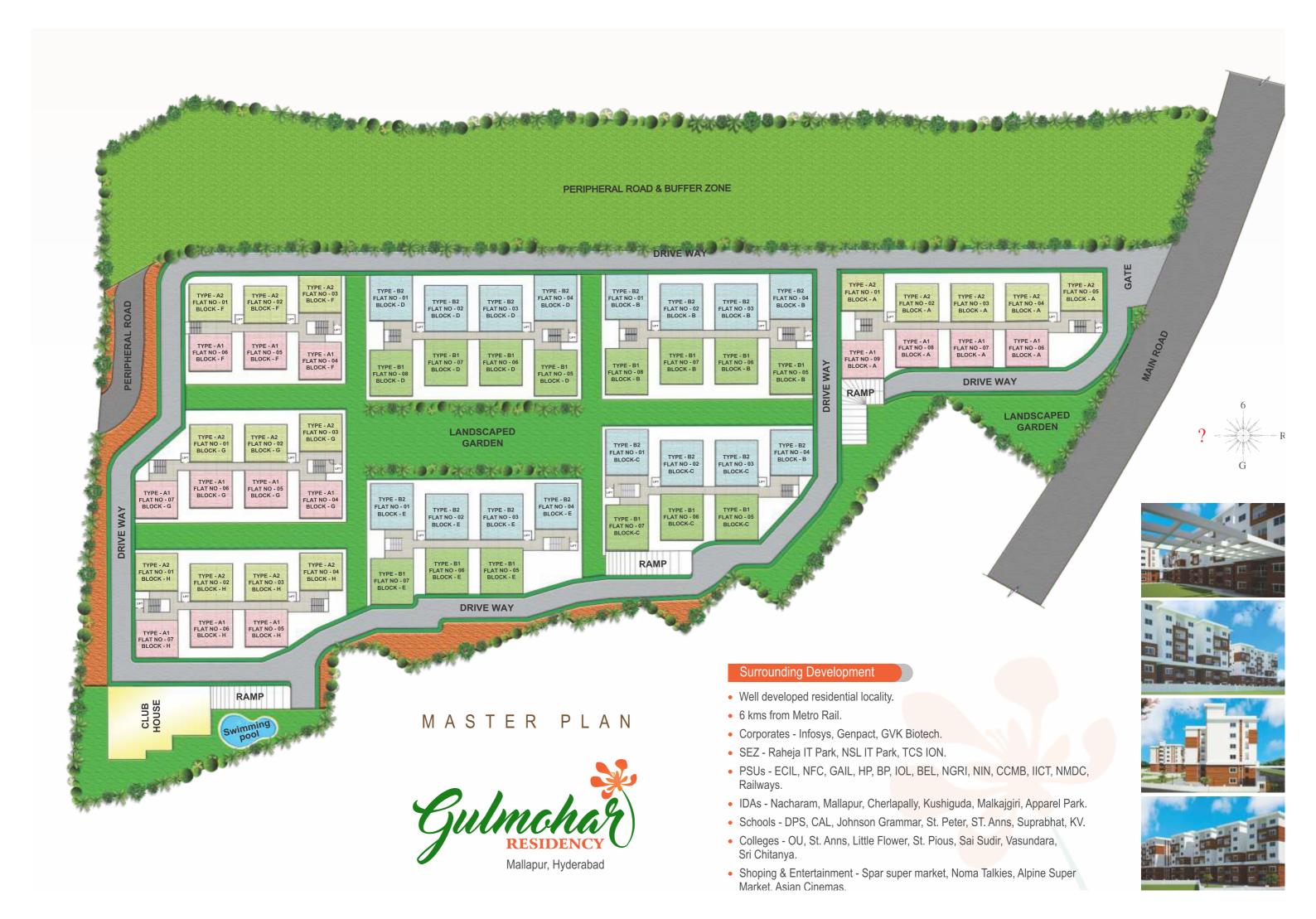














Completed Projects



GULMOHAR GARDENS Mallapur, Hyderabad 505 flats on 8 acres



MAYFLOWER PARK Nacharam, Hyderabad 550 flats on 4.8 acres



SILVER OAK APARTMENTS Cherlapally, Hyderabad 120 flats on 1 acre



PARAMOUNT RESIDENCY Nagaram, Hyderabad 260 flats on 3 acres



MAYFLOWER HEIGHTS Mallapur, Hyderabad 280 flats on 4 acres



VILLAS AT SILVER CREEK Nagaram(Cherlapally), Hyderabad 44 villas on 3 acres



GREENWOOD RESIDENCY
Kowkur, Bolarum, Secunderabad
345 flats on 6 acres

Mallapur, Hyderabad

370 flats on 3 acres

PARAMOUNT AVENUE

Nagaram, Hyderabad

208 flats on 2 acres



SILVER OAK BUNGALOWS Cherlapally, Hyderabad. 250 duplex bungalows on 24 acres



NILGIRI HOMES Rampally, Keesara, Hyderabad 95 villas & town houses on 6.5 acres

Current Projects



VISTA HOMES
Kushaiguda, Hyderabad
403 flats on 5.6 acres



SERENE FARMS
Yenkepally, Chevella
50 farmhouses on 32 acres



NILIGIRI ESTATES
Rampally, Pocharam, Hyderabad
188 villas on 10 acres



MAYFLOWER PLATINUM Mallapur, Hyderabad 189 flats on 2.2 acre



GULMOHAR HOMES Miryalaguda, Telangana 91 villas on 6.5 acres



VILLA ORCHIDS Kowkur, Secunderabad 343 duplex villas on 21 acres



BLOOMDALE Shamirpet, Hyderabad 72 bungalows on 5 acres



MORNING GLORY APARTMENTS Genome Valley, Hyderabad

Proposed Projects

MAYFLOWER HOMES

Dundigal, Hyderabad 145 villas on 10 acres

BLOOMDALE RESIDENCY AT GENOME VALLEY

Genome Valley, Hyderabad 110 flats on 1 acre

BOOMDALE VILLAS AT GENOME VALLEY

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

NILGIRI HEIGHTS

Pocharam, Hyderabad 272 flats on 2.5 acres

SILVER OAK VILLAS – PHASE III

Cherlapally, Hyderabad 115 villas on 7.5 acres

GREENWOOD HEIGHTS

Kowkuru, Secunderabad 119 flats on 2 acres

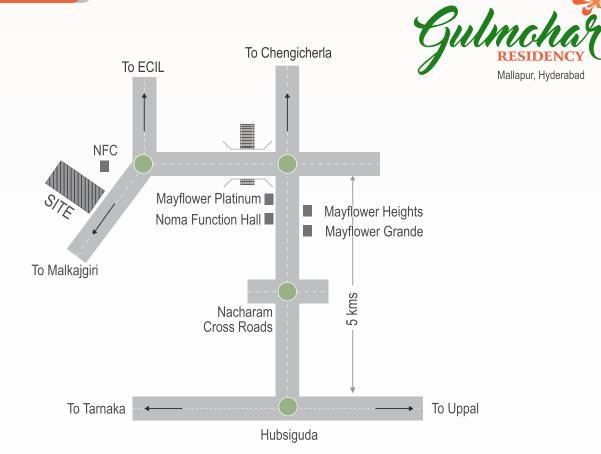
EAST SIDE RESIDENCY

Pocharam, Hyderabad 750 flats on 6 acres

MARRIGOLD RESIDENCY

Kompally, Hyderabad 180 Flats on 2 acres





Location

- 5 min drive from Moula-ali 3 kms.
- 5 min drive from ECIL 3 kms.
- 10 min drive from Habsiguda 6 kms.
- 15 min drive from Tarnaka 6 kms.
- 20 min drive from Secunderabad Railway station 12 kms.
- Located on 100 ft wide main road.

Architects



Structural Engineers





H.O.: 5-4-187/3&4, II floor, M.G. Road, Secunderabad- 03 Ph: +91-40-6633 5551, email: info@modiproperties.com

SITE OFFICE:

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www.modiproperties.com

Landowners: M/s. Gulmohar Residency, M/s. Jade Estates
Mr. Sudhir U Mehta & Mr. Karna S Mehta

Promoted & Developed By:

M/s. Modi Realty Mallapur LLP



RERA no.		
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