



Gulmohar

RESIDENCY
Mallapur, Hyderabad

Right around the corner,
Near everywhere you want to be.



MEHTA
CONSTRUCTIONS



MODI
PROPERTIES

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 an 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 vastu.
- 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.





MASTER PLAN

Gulmohar
RESIDENCY
Mallapur, Hyderabad

Surrounding Development

- Well developed residential locality.
- 6 kms from Metro Rail.
- Corporates - Infosys, Genpact, GVK Biotech.
- SEZ - Raheja IT Park, NSL IT Park, TCS ION.
- PSUs - ECIL, NFC, GAIL, HP, BP, IOL, BEL, NGRI, NIN, CCMB, IICT, NMDC, Railways.
- IDAs - Nacharam, Mallapur, Cherlapally, Kushiguda, Malkajigiri, Apparel Park.
- Schools - DPS, CAL, Johnson Grammar, St. Peter, ST. Anns, Suprabhat, KV.
- Colleges - OU, St. Anns, Little Flower, St. Pious, Sai Sudir, Vasundara, Sri Chitanya.
- Shopping & Entertainment - Spar super market, Noma Talkies, Alpine Super Market. Asian Cinemas.



Promoters Track Record

- 40+ years experience.
- 40+ lakh sft of construction completed.
- 25+ projects successfully completed.
- 3,500+ homes completed.
- 20+ lakh sft under construction.
- 1,000+ homes under construction.

Completed Projects



GULMOHAR GARDENS
Mallapur, Hyderabad
505 flats on 8 acres



PARAMOUNT RESIDENCY
Nagaram, Hyderabad
260 flats on 3 acres



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



MAYFLOWER GRANDE
Mallapur, Hyderabad
370 flats on 3 acres



MAYFLOWER PARK
Nacharam, Hyderabad
550 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(Cherlapally), Hyderabad
44 villas on 3 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



GULMOHAR HOMES
Miryalaguda, Telangana
91 villas on 6.5 acres



SERENE FARMS
Yenkepally, Chevella
50 farmhouses on 32 acres



VILLA ORCHIDS
Kowkur, Secunderabad
343 duplex villas on 21 acres



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



BLOOMDALE
Shamirpet, Hyderabad
72 bungalows on 5 acres



MAYFLOWER PLATINUM
Mallapur, Hyderabad
189 flats on 2.2 acre



MORNING GLORY APARTMENTS
Genome Valley, Hyderabad
30 flats on 1,122 sq. yds.

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 Plan



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:

Sy. No.19, Mallapur, Hyderabad - 500 076
Ph: +91 91210 21818, email: gmr@modiproperties.com



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.