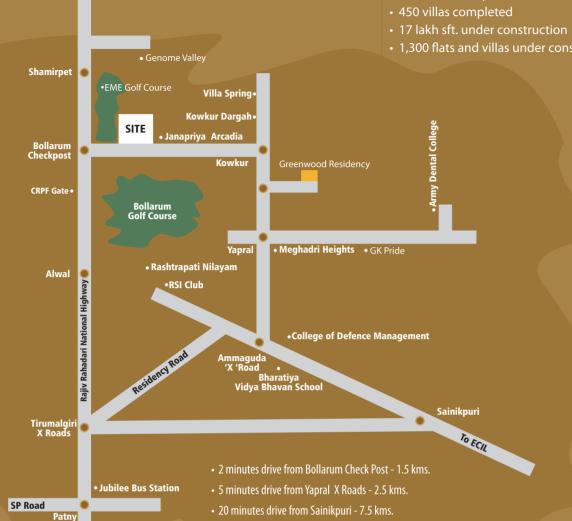
#### PROMOTERS TRACK RECORD

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











Aperfect blend of modern living & nature



LOCATION PLAN



• 25 minutes drive from Tirumalgiri X Roads - 9 kms. • 30 minutes drive from ECIL X roads - 13 kms.

• 30 minutes drive from Jubilee Bus Station, Secunderabad - 12 kms.





Head Office: 5-4-187/3&4, II Floor, M.G. Road, Sec-bad - 03. Ph: +91-40-6633 5551. Email: info@modiproperties.com

Kowkur, Bollarum Secunderabad - 500 010.

Site Office: Sy. No. 1 to 7 Phone: +91-40-6552 2334.



#### About us

To meet the demand for affordable, high quality villas in a gated community, Modi Properties, Mehta Constructions and Sri Venkataramana Constructions have come together to bring you 'Villa Orchids' at Kowkur, Bollarum, Secunderabad.

Modi Properties, Mehta Constructions and the promoters of Sri Venkataramana Constructions have operations in Yapral / Kowkur for several years and are close business associates. The impeccable reputation of Modi Properties perfectly complemented with the experience of Sri Venkataramana Constructions in acquisition and management of large tracks of land has culminated in 'Villa Orchids' - a place you will be proud to call your home.

## Salient Features

- 340 3BHK duplex villas on 21 acres
- Low density development with large open areas
- 15,000 sft clubhouse
- 1 acre central park
- 3 types of villas from 1,585 sft to 1,940 sft
- Land area 114 to 180 sq yds
- Gated community with modern amenities
- Plans approved by GHMC
- Clear title
- Designs as per Vaastu
- Peaceful, green & quiet location
- 100<sup>+</sup> villas completed & handed over
- Infrastructure with roads, water & electricity
- Infrastructure with roads, water & electricity connection, compound wall, etc. completed
- Clubhouse and landscaped areas nearing completion









# Ideal for Defense Personnel

- Adjacent to Secunderabad Cantonment
- Oldest & second largest cantonment in India
- RSI Club
- College of Defense Management, MCEME & Hakimpet Air Force Station
- Army School, Army Dental College, Military Hospital
- CSD Facility



# Surrounding Development

- Just off proposed Secunderabad Shamirpet -Karimnagar highway
- Genome Valley
- Corporates: Dupont, Vimta Labs, Monsonto, GVK Biotech
- Schools & colleges: Bhavan's, Indus, Bashyam, CAL Public School, Kendriya Vidyalaya, Loyola College, NALSAR, BITS Pillani
- Hospitals: Paulomi, Xenia, Tulasi, Oxygen
- Multiplex Theaters: Talluri, Radhika Asian Cinemas
- Near Bollarum and EME Golf Courses
- Several Layouts, gated communities & apartment complexes in Yapral & Kowkur
- Aalankrita & Leonia resorts

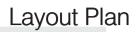






320 321 322 323 324 325 326 327





312 313 314 315 316 317 318 319



Villa Type	Land Area (Sq.Yds.)	Plot width(ft)	Plot Length (ft)	Built up area (sft.)
B2	180	33′0″	49'0"	1,940
C1	147	27'0"	49'0"	1,820
C2	147	27′0″	49'0"	1,820
D1	114	21′0″	49'0"	1,585
D2	114	21′0″	49'0"	1,585





### Amenities

- Clubhouse
  - Air conditioned banquet hall
  - Air conditioned cafeteria cum recreation room
  - Air conditioned gym
  - Yoga room
  - Creche
  - Library
  - First aid room
  - lacuzzi & saur
  - Society office
- Swimming pool
- Amphitheate
- Children's park
- Landscaped gardens
- Open air badminton court
- Tennis court

- Cricket nets
- Basketball court
- Power back-up upto 1KVA for each villa for all lights & fans
- Drinking water through RO plant
- 24 hours security with CC cameras
- Video door phone for each villa
- Vehicle access control with smart
- 24 hours water supply. 2000 ltrs water tank in each villa.
- Well developed roads, footpath 8 lighting





















#### **MODI PROPERTIES - CURRENT**



Mayflower Grande Mallapur, Hyderabad 370 flats on 3 acres



Paramount Avenue Nagaram, Hyderabad 208 flats on 2 acres



Serene Farms
Yenkepally, Chevella
50 Farmhouses on 32 acres



Vista Homes
Kushaiguda, Hyderabad
403 flats on 5.6 acres



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



Silver Oak Villas Charlapally, Hyd 68 Villas on 4.7 acres



Shamirpet, Hyderabad. 72 villas on 5 acres



AVR Gulmohar Homes Miryalaguda, Telangana 91 Villas on 6.5 acres

### MODI PROPERTIES - COMPLETED



Gulmohar Gardens Mallapur, Hyderabad 505 flats on 5 acres



Mayflower Park Nacharam, Hyderabad 550 flats on 4.8 acre



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, Hyderabad
54 villas on 3 acres



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



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



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