

East Hyd. - The New Horizon!



Website



www.modiproperties.com



Pocharam - Hyderabad

Nilgiri Heights meets the demand for affordable, high quality homes in a gated community around Pocharam.

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 affordable prices. Our customers have made Modi Properties a trusted name for over 40 years and helped us complete 4,000+ homes. Modi Properties is presently developing over 1,500 homes.

Salient Features

- ♦ 256 flats on about 2.50 acres.
- ♦ 10 floors highrise with 2 basements for parking.
- ♦ 3 BHK flats - 1,325 to 1,450 sft.
- ♦ 12,000 sft clubhouse.
- ♦ Plans approved by HMDA.
- ♦ Clear title.
- ♦ Gated community with modern amenities.
- ♦ All flats designed as per vastu.
- ♦ Pollution free environment.

Surrounding Developments

- ♦ 450 acres Infosys campus (India's largest).
- ♦ 100 acres Raheja IT park (Mindspace).
- ♦ Singapore Township.
- ♦ MJR Square (Mall / Multiplex).
- ♦ Outer ring road junction.
- ♦ Park: Bhagyanagar Nandanavanam.
- ♦ Schools: Regelford, KV, DPS, Sage, Sree Vidyaniketan.
- ♦ Colleges: Sri Chaitanya, Srinidhi, Mother Teresa, Anurag, Aurora, Siddhartha.
- ♦ Hospitals: Sri Kalki, Vajra, Sree Vidya, AIIMS.



Amenities

- ♦ Clubhouse with:
 - Banquet hall.
 - Recreation room.
 - Cafeteria.
 - Gym.
 - Yoga room.
 - Creche.
 - First aid room.
 - Library
- ♦ Swimming pool.
- ♦ Children's park.
- ♦ Landscaped gardens.
- ♦ Automatic lifts.
- ♦ Power backup for all lights & fans upto 1KVA per flat.
- ♦ Drinking water supply through RO plant.
- ♦ Wi-fi security camera for each flat.
- ♦ 24 hrs security with CC cameras.
- ♦ Vehicle access control with smart card.

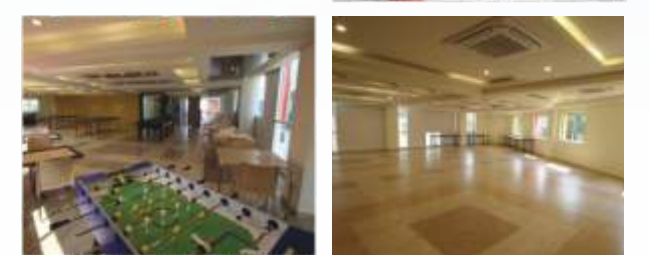


FAQ'S

LAYOUT PLAN



* Super - built - up area in sft on I & II floors only.





Promoters Track Record

- ◆ 40+ years track record.
- ◆ 5+ million sft of construction completed.
- ◆ 4,000+ homes completed.
- ◆ 3 million sft under construction.
- ◆ 1,500+ homes under construction.

Completed Projects



Gulmohar Gardens
Mallapur, Hyderabad
505 flats on 8 acres



Paramount Residency
Nagaram, Hyderabad
260 flats on 3 acres



Greenwodd Residency
Kowkur, 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



Vista Homes
Kushaiguda, Hyderabad
377 flats on 5.6 acres



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



Bloomdale
Shamirpet, Hyderabad
72 villas on 5 acres

Current Projects



AVR Gulmohar Homes
Miryalaguda, Telangana
91 villas on 6.5 acres



Greenwood Heights
Kowkur, Hyderabad
119 flats on 2 acres



Gulmohar Residency
Mallapur, Hyderabad
354 flats on 8 acres



Mayflower Platinum
Mallapur, Hyderabad
189 flats on 2.2 acres



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



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



Bloomdale Residency @ Genome Valley
Shamirpet, Hyderabad
30 flats on 1,122 sq.yds.

Proposed Projects

Boomdale Villas @ Genome Valley
Shamirpet, Hyderabad
120 villas on 7 acres

Mayflower Homes
Dundigal, Hyderabad
145 villas on 10 acres

Vista View Apartments
Kompally, Hyderabad
181 flats on 2 acres

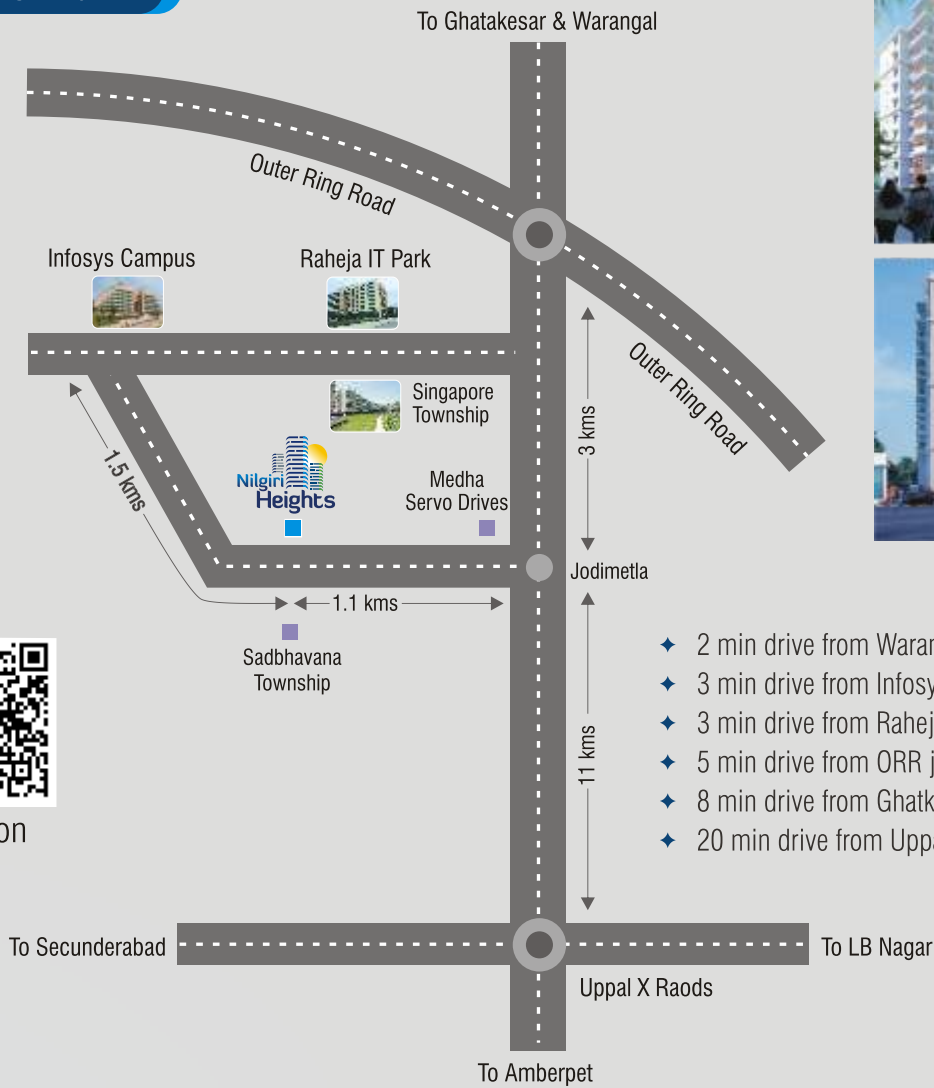
Bluebell Residency
Vikarabad, Hyderabad
110 flats on 1 acres

East Side Residency
Pocharam, Hyderabad
750 flats on 6 acres

Location Plan



Location



- ◆ 2 min drive from Warangal highway - 1.1 kms.
- ◆ 3 min drive from Infosys Campus - 1.5 kms.
- ◆ 3 min drive from Raheja IT Park - 1.6 kms.
- ◆ 5 min drive from ORR junction - 3 kms.
- ◆ 8 min drive from Ghatakesar Railway Station - 4 kms.
- ◆ 20 min drive from Uppal - 13 kms.

Promoted by:



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Developed by:



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**SURASANI
ASSOCIATES**

RERA No.:

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.