

“WHERE DREAMS  
COME HOME”



  
**MAYFLOWER**  
*Platinum*  
MALLAPUR, HYDERABAD

  
Modi Properties Pvt. Ltd. Since 1982  
**MODI  
PROPERTIES**  
[www.modiproperties.com](http://www.modiproperties.com)



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 incredible prices. Our customers have made Modi Properties a trusted name for over 40 years and helped us complete 25 projects with about 3,000 homes. Modi Properties is presently developing over 1,500 homes.

## Salient Features

- 189 flats on 2.2 acres
- 10 floors high rise with 2 basements for parking
- Ground floor fully landscaped, vehicle free zone for pedestrians only
- 3BHK flats - 1,500 and 1,800 sft
- 4BHK flats - 2,140 sft
- Plans approved by GHMC
- Clear title
- Gated community with modern amenities
- All flats designed as per vastu
- No commercial activity within site

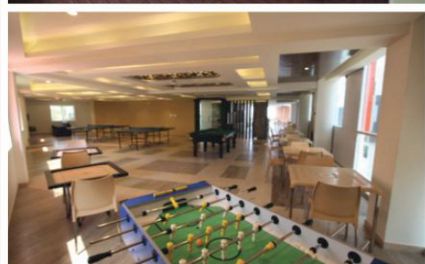
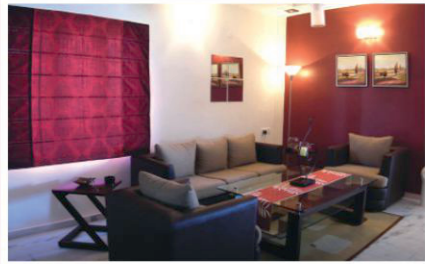
## Surrounding Development

- Well developed residential locality
- 5 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, Malkajgiri, Apparel Park
- Schools - DPS, Johnson Grammar, St. Peter, St. Anns, Suprabhat, KV
- Colleges - OU, St. Anns, Little Flower, St. Pious, Sai Sudir, Vasundara, Sri Chitanya
- Shopping & Entertainment - Spar, Noma Talkies, Reliance Retail, Noma Function Hall, Asian Cinemas

## Amenities

### 11,000 sft clubhouse with

- Banquet hall
- Recreation room
- Cafeteria
- Creche
- Library
- First aid room
- Gym
- Yoga room
- Indoor Badminton court
- Squash court
- Children's park
- Landscaped gardens
- Swimming pool
- Automatic lifts
- Power backup for all lights & fans upto 1KVA per flat
- Cement concrete roads and street lighting
- Video door phone in each flat
- 24 hrs security with CC cameras
- Vehicle access control with smart cards



**MAIN ROAD**

**SITE PLAN**

## Completed Projects



**Gulmohar Gardens**  
Mallapur, Hyderabad  
505 flats on 5 acres



**Paramount Residency**  
Nagaram, Hyderabad  
260 flats on 3 acres



**Greenwood Residency**  
Kowkur, Alwal, Secunderabad  
345 flats on 6 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 on 24 acres



**Silver Oak Apartments**  
Cherlapally, Hyderabad  
120 flats on 1 acre



**Villas At Silver Creek**  
Nagaram, Hyderabad  
54 villas on 3 acres



**Nilgiri Homes**  
Rampally, Pocharam, Hyderabad  
95 villas & town houses on 6.5 acres



**Mayflower Grande**  
Mallapur, Hyderabad  
370 flats on 3 acres



**Paramount Avenue**  
Nagaram, Hyderabad  
208 flats on 2 acres

## Current Projects



**Vista Homes**  
Kushaiguda, Hyderabad  
403 flats on 5.6 acres



**Gulmohar Homes**  
Miryalaguda, Telangana  
91 villas on 6.5 acres



**Villa Orchids**  
Kowkur, Secunderabad  
340 duplex villas on 21 acres



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



**Bloomdale**  
Shameerpet, Hyderabad  
72 villas on 5 acres

## Proposed Projects

**Gulmohar Residency**  
Mallapur, Hyderabad.  
354 flats on 8 acres

**Mayflower Homes**  
Dundigal, Hyderabad.  
145 villas on 10 acres

**Bloomdale Residency at Genome Valley**  
Genome Valley, Hyderabad.  
110 flats on 1 acre

**Bloomdale Villas at Genome Vallae**  
Genome Valley, Hyderabad.  
120 villas on 6.75 acres

**Nilgiri Heights**  
Pocharam, Hyderabad.  
272 flats on 2.5 acres

**Silver Oak Villas - Phase III**  
Cherlapally, Hyderabad.  
115 villas on 7.5 acres

**Flats at Vikarabad**  
Vikarabad, Telangana.  
105 flats on 1 acre

**Greenwood Heights**  
Kowkur, Secunderabad.  
119 flats on 2 acres

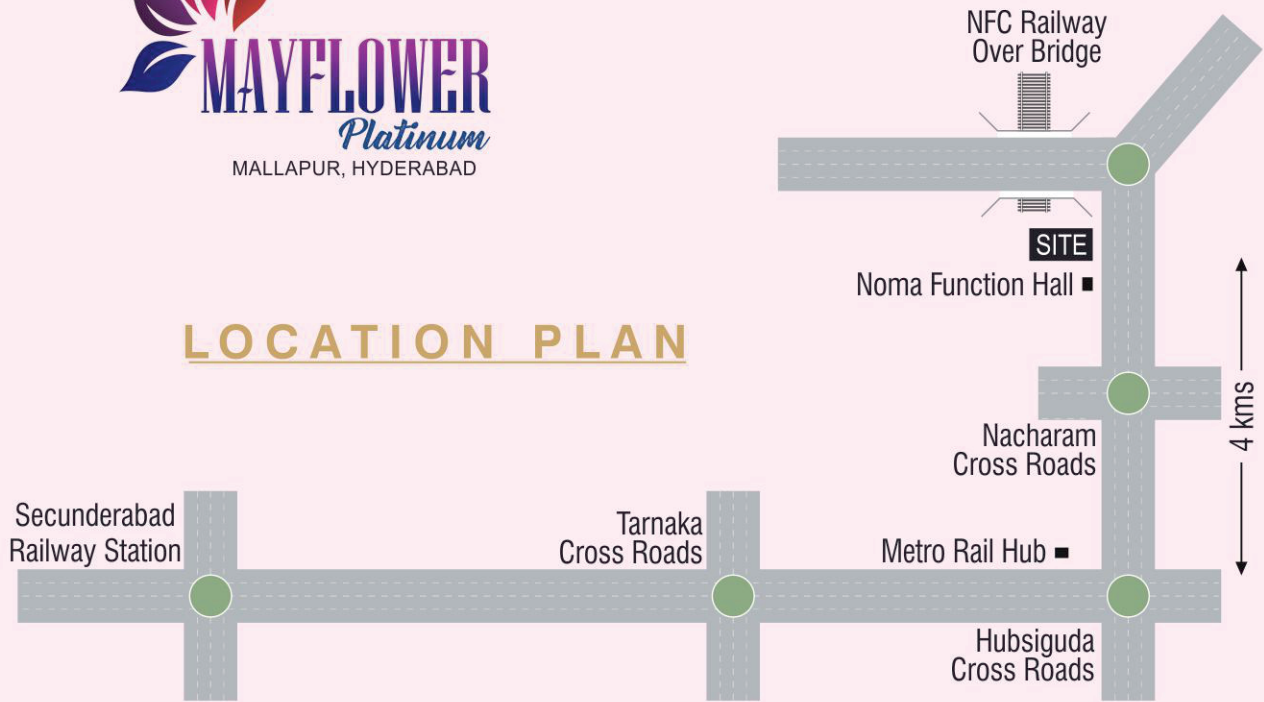
**East Side Residency**  
Pocharam, Hyderabad.  
750 flats on 6 acres



## Promoters Track Record

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

## LOCATION PLAN



- 5 min drive from Habsiguda - 4 kms
- 10 min drive from Tarnaka - 6 kms
- 10 min drive from ECIL - 5 kms
- 20 min drive from Secunderabad Railway station - 9 kms
- Located on 200 ft wide Mallapur main road
- Close to MMTS station



[www.modiproperties.com](http://www.modiproperties.com)

Architects :

**ARDES**  
ARCHITECTURE INTERIORS

☎ : +91 40-23753316

Structural Engineers :



**KULKARNI CONSULTANTS**

☎ : +91 40 2322 3891

Developed by:



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

☎ : +91-40-66335551. email: [info@modiproperties.com](mailto:info@modiproperties.com)

**SITE OFFICE:**

Site Office : Sy. No. 82/1, Mallapur Main Road, Hyderabad - 500 076

☎ : +91- 91213 10555, e-mail : [mpl@modiproperties.com](mailto:mpl@modiproperties.com)

Owned by:



**VASANT TRADING CO.**

Ranigunj, Secunderabad.



**MEHTA FASTENERS**

Ranigunj, Secunderabad.