

Nilgiri
Estate
Rampally
Near Pocharam, Hyderabad



Happiness Extended...



MODI
PROPERTIES

Salient Features

- Designed for affordability
- 188 villas on 10 acres
- Plot sizes from 125 to 175 sq yds
- Flexible design
- Built-up area from 915 to 2,170 sft
- Low density development with large open spaces
- HMDA approved
- Clear title
- Design as per Vastu
- Gated community with modern amenities
- Underground cabling for power supply and communication
- Pollution free environment
- Peaceful, green and quiet locality

Flexible Design

- Option of one or two floor villas
- Type AA1, AA2, BB1, BB2 - Single - 2 BHK Single Floor Villa
- Type AA1, AA2, BB1, BB2 - Duplex - 4 BHK Duplex Villa
- Type AA1, AA2 - Double - 2 BHK independent house on each floor



Amenities

- Clubhouse - 13,500 sft
 - Gym
 - Recreation room cum cafeteria
 - Banquet hall
 - Crèche
 - Business Centre
 - Yoga Room
 - Society Office
 - General Store
 - Jacuzzi & Sauna
 - Library
 - First-aid Room
 - Lawns for banquets
- Swimming pool
- Open air badminton court
- Basketball court
- Beach volleyball court
- Children's park
- Landscaped gardens
- Amphitheatre
- 1KVA backup power for each bungalow
- Cement concrete roads and street lighting
- Drinking water through RO plant
- 24 hours security with CCTV
- Video door phone for each villa
- Vehicle access control with smart card
- 24 hours water supply. 2,000 ltrs water tank for each villa
- Well developed roads, footpath and lighting



Master Plan

Nilgiri Estate
Rampally
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Villa Type AA1 Single Villa Type AA1 Duplex



Villa Type AA2 Single Villa Type AA2 Duplex



Villa Type BB1 Single Villa Type BB1 Duplex



Villa Type BB2 Single Villa Type BB2 Duplex



Specifications

- Structure - RCC
- Walls - Cement blocks
- External painting - Exterior emulsion
- Interior painting - Smooth finish with OBD
- Flooring - Branded 2 x 2 ft vitrified tiles
- Main door - Wood with polished panel door
- Internal door frames - Wood with paint
- Door shutters - Painted panel doors with dorset hardware
- Windows - Aluminium sliding windows
- Sanitary - Cera / Parryware/ Hindware or equivalent brand
- CP fittings - Branded quarter turn
- Bathrooms - Branded designer tiles upto 7ft
- Kitchen - Granite slab with 2ft dado and SS sink
- Electrical - Copper wiring with modular switches
- Plumbing - CPVC/PVC pipes





Promoter's Track Record

- 40 years track record
- 25 lakh sft of construction completed
- 20 lakh sft under construction
- 25 projects successfully completed
- 400 villas completed
- 2,250 flats completed

Surrounding Developments

- ◆ 450 acres Infosys campus (India's largest)
- ◆ 100 acres Raheja IT Park (MindSPACE)
- ◆ Information Technology Investment Region (ITIR)
- ◆ Outer Ring Road Junction
- ◆ Inorbit mall (proposed)
- ◆ Schools:
 - Regelford International School
 - Kendriya Vidyalaya
 - Sree Vidyanikethan International School
- ◆ Colleges:
 - Sri Chaitanya Inter & Degree College
 - Srinidhi Institute of Science & Technology
 - Mother Teresa P.G. College
- ◆ Hospitals:
 - NIMS
 - Sri Kalki Multi Speciality Hospital
 - Sree Vidya Multi Speciality Hospital
- ◆ Singapore Township
- ◆ 50 acre HUDA approved Shilpa Layout (sold out)

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 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



SILVER OAK APARTMENTS
Cherlapally, Hyderabad
120 flats on 1 acre

Current Projects



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



BLOOMDALE
Shamirpet, Hyderabad
72 Bungalows on 5 acres



VISTA HOMES
Kushaiguda, Hyderabad
403 flats on 5.6 acres



VILLA ORCHIDS
Kowkur, Secunderabad
343 duplex villas on 21 acres



SERENE FARMS
Yenkally, Chevella
50 farmhouses on 32 acres



PARAMOUNT AVENUE
Nagaram, Hyderabad
224 flats on 2 acres



MAYFLOWER GRANDE
Mallapur, Hyderabad
370 flats on 3 acres



NILGIRI HOMES
Rampally, Keesara, Hyderabad
95 Villas & Town Houses on 6.5 acres

- > 5 minutes drive from Outer Ring Road - 3 kms
- > 5 minutes drive from Warangal Highway - 3 kms
- > 10 minutes drive from Ghatkesar Railway Station - 5 kms
- > 10 minutes drive from Raheja IT Park, Infosys Campus - 6 kms
- > 10 minutes drive from Rampally Cross Roads - 6 kms
- > 20 minutes drive from ECIL Cross Roads - 11 kms
- > 30 minutes drive from Uppal Cross Roads - 17 kms

Location Plan



Architects:



www.modiproperties.com

Structural Engineers:



Owned and Developed by:

Nilgiri Estates

Promoted by:

Fortune Harmony Group

R.P. Road, Secunderabad.

Modi Properties & Investments Pvt. Ltd.

Secunderabad.

Greens Global

CA, USA.

Greens Group

CA, USA.



H.O.: 5-4-187/3&4, II floor, M.G. Road, Secunderabad- 03

☎ +91-40-66335551 email: info@modiproperties.com

SITE OFFICE:

Sy. No. 100/2, Rampally, Keesara Mandal, Hyderabad- 501 301

☎ +91-92470 73975 email: nilgiriestate@modiproperties.com