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REDEFINING LIFESTYLE







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 1,300 homes.

SALIENT FEATURES:

- Designed for affordability
- 91 villas on 6.5 acres
- Plot sizes from 179 sq. yds.
- Flexible design
- Built-up area from 1,250 to 2,340 sft.
- Low density development with large open spaces
- DTCP & Miryalaguda municipality 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 locatlity













AMENITIES:

- □ Clubhouse 10,000 sft
 - Gym

Recreation room cum cafeteria

Banquet Hall

Creche

Yoga Room

Society Office

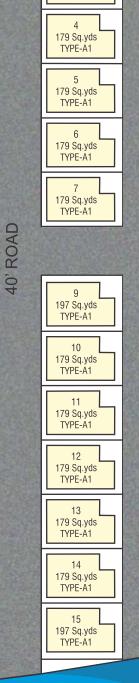
First-aid Room

- Lawns for banquets
- Swimming pool
- Open air badminton court
- Basketball court

- Beach volleyball court
- Children's park
- Landscaped gardens
- □ 1 KVA backup power for each villa
- 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
- 2,000 ltrs water tank for each villa



Landscaped Garden & **Sports Facilities**



179 Sq.yds TYPE-A1

179 Sq.yds

TYPE-A1

3

179 Sq.yds

TYPE-A1

	THE RESERVE TO SERVE THE PARTY OF THE PARTY
28 179 Sq.yds TYPE-A2	29 179 Sq.yds TYPE-A1
27 179 Sq.yds TYPE-A2	30 179 Sq.yds TYPE-A1
26 179 Sq.yds TYPE-A2	31 179 Sq.yds TYPE-A1
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19 179 Sq.yds TYPE-A2	38 179 Sq.yds TYPE-A1
18 179 Sq.yds TYPE-A2	39 179 Sq.yds TYPE-A1
17 197 Sq.yds TYPE-A2	40 197 Sq.yds TYPE-A1

16

197 Sq.yds

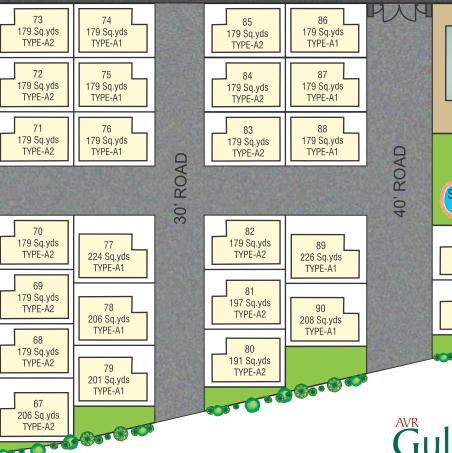
TYPE-A2

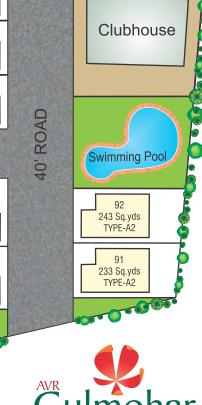
41

197 Sq.yds TYPE-A1

54 179 Sq.yds TYPE-A2	55 179 Sq.yds TYPE-A1	
53 179 Sq.yds TYPE-A2	56 179 Sq.yds TYPE-A1	
52 179 Sq.yds TYPE-A2	57 179 Sq.yds TYPE-A1	
51 179 Sq.yds TYPE-A2	58 179 Sq.yds TYPE-A1	
50 179 Sq.yds TYPE-A2	59 179 Sq.yds TYPE-A1	
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73 74 179 Sq.yds TYPE-A2 179 Sq.yds 179 Sq.yds TYPE-A2 TYPE-A1 72 75 84 179 Sq.yds 179 Sq.yds 179 Sq.yds TYPE-A2 TYPE-A1 TYPE-A2 71 76 83 179 Sq.yds 179 Sq.yds 179 Sq.yds TYPE-A2 TYPE-A2 TYPE-A1 ROAD 82 179 Sq.yds TYPE-A2 179 Sq.yds TYPE-A2 77 224 Sq.yds TYPE-A1 69 81 179 Sq.yds 197 Sq.yds 78 TYPE-A2 TYPE-A2 206 Sq.yds TYPE-A1 68 80 179 Sq.yds 191 Sq.yds TYPE-A2 TYPE-A2 79 201 Sq.yds TYPE-A1 206 Sq.yds TYPE-A2 **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

Flexible Design:

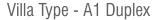
SITE PLAN

- Option of one or two floor villas
- 2 BHK Single Floor Villa
- 4 BHK Duplex Villa
- Double 2BHK + 2BHK











Villa Type - A2 Single



Villa Type - A2 Duplex



Completed Projects



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 ResidencyKowkur, Alwal, Secunderabad
345 flats on 6 acres



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



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

Current Projects



Mayflower Grande Mallapur, Hyderabad 370 flats on 3 acres



Paramount Avenue Nagaram, Hyderabad 208 flats on 2 acres



Bloomdale Shameerpet, Hyderabad 72 Villas on 5 acres



Vista Homes Kushaiguda, Hyderabad 403 flats on 5.6 acres



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



Serene Farms Yenkepally, Chevella 50 Farmhouses on 32 acres

- 1 min. drive from Bypass Road 300 mtrs.
- 1 min. drive from Sagar Highway 300 mtrs.
- 5 min. drive from Miryalaguda Bus Station 1 ½ kms
- 5 min. drive from Railway Station 3 kms



Architects:



Structural Engineers:





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