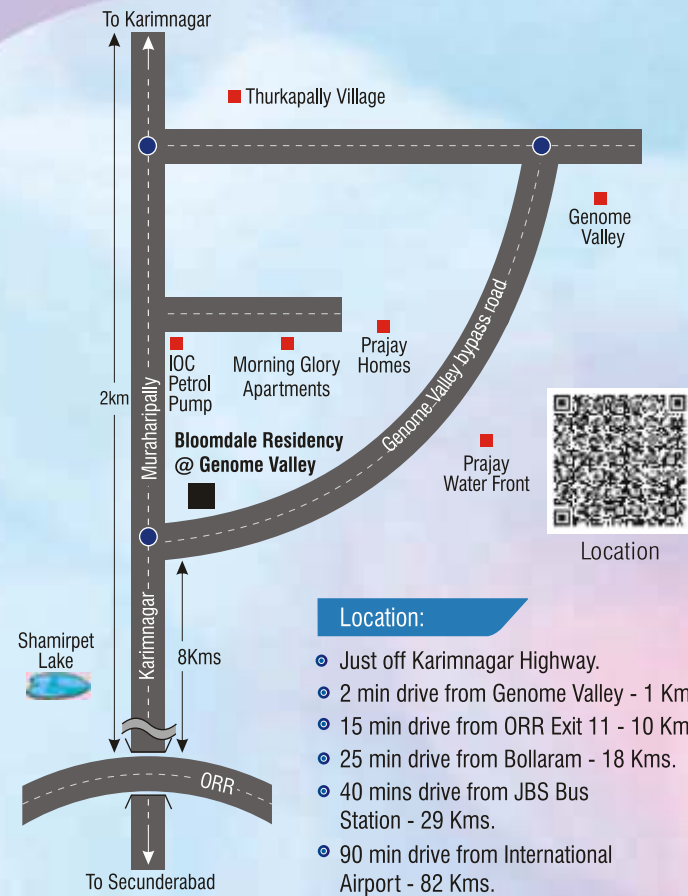


Location Plan



Location:

- Just off Karimnagar Highway.
- 2 min drive from Genome Valley - 1 Km.
- 15 min drive from ORR Exit 11 - 10 Kms.
- 25 min drive from Bollaram - 18 Kms.
- 40 mins drive from JBS Bus Station - 29 Kms.
- 90 min drive from International Airport - 82 Kms.

Completed Projects

 Gulmohar Gardens Mallapur, Hyderabad 505 flats on 8 acres	 Paramount Residency Nagaram, Hyderabad 260 flats on 3 acres	 Greenwood 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	 Morning Glory Apartments @ Genome Valley Shamirpet, Hyderabad 30 flats on 1,122 sq.yds.		

Current Projects

 AVR Gulmohar Homes Miryalaguda, Telangana 91 villas on 6.5 acres	 Greenwood Heights Kowkur, Hyderabad 119 flats on 2 acres	 Nilgiri Heights Pocharam, Hyderabad 256 flats on 2.5 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 Cherlapally, Hyderabad. 114 villas on 7.5 acres.	 Bloomdale Residency @ Genome Valley Shamirpet, Hyderabad. 110 flats on 1 acre.	

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.

RERA No.: P02200001781



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BLOOMDALE

Residency @ Genome Valley

Near Shamirpet, Hyderabad.

High Quality.
Incredible Price.
Walk to work.



Proposed Projects

 Bloomdale Villas @ Genome Valley Shamirpet, Hyderabad 120 villas on 7 acres	 Bluebell RESIDENCY @TIMMAPUR Timmapur, Hyderabad. 350 flats on 3.24 acres.	 MAYFLOWER HOMES Dundigal, Hyderabad 145 villas on 10 acres
 Vistal view Apartments Kompally, Hyderabad 181 flats on 2 acres	 Bluebell RESIDENCY @VIKARABAD Vikarabad, Telangana 110 flats on 1 acre.	

Architect:


EDIFICE ARCHITECTS
☎ +91 98484 97369

Promoted by:


MODI PROPERTIES

Structural Engineer:


KOVURI CONSULTANTS
☎ +91 93910 40840

Developed by:


MODI REALTY
GENOME VALLEY LLP

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

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Site Office: Sy. No. 31 & 32

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Site Plan



Salient Features:

- 107 flats on 1 acre.
- Stilt + 5 floors.
- Well designed 2BHK flats of 800 sft.
- Plans approved by HMDA.
- RERA approved.
- Clear title.
- All flats designed as per vastu.
- 2 automatic lifts.
- Power backup upto 1 KVA per flat.
- Wifi security camera for each flat.
- 24 hrs security with CC cameras.
- GST just 1% under affordable housing.
- Next to 80 bed Multi Speciality Hospital.
- High demand for rentals.

Surrounding Developments:

- Well developed residential locality.
- India's no. 1 life sciences cluster.
- Corporates : Mansanto, HBL, Pokarna, Mars, Kayempee Foods, Tecumseh, Indian Immunologicals, Globion, Aspiro Pharma, Jodas Expoin, etc.
- Schools: Jain Heritage, Pallavi, Vijetha Techno.
- Colleges: BITS, Nalsar, Ive League, RVM Medical
- Hospitals: Mediciti, Prem Multi Speciality.
- Shopping & Entertainment: Leonia, Alankritha, Orange Bowl, Honey Berg.



Bloomdale Residency at Genome Valley is amongst several housing projects planned around Genome Valley (Number 1 Life Sciences Cluster in India). Bloomdale Residency has been designed to meet the demand for affordable high quality housing in the vicinity of Genome Valley.

The customers of Modi Properties have made it a trusted name for over four decades and helped it complete over 3,500 homes.

About Genome Valley:

- Genome Valley is rated as the Number 1 Life Sciences cluster in India*.
- 200+ Life Sciences Companies.
- 3.2 million sft of lab space.
- 20,000+ work force.
- Rated as No. 2 Incubation Centre*, with 60+ startups incubated.
- Spread over 10,000 acres in a pollution free zone.
- Earliest, largest & most vibrant R&D cluster in the country.

Prominent Life Sciences companies at Genome Valley are*:



* Rated by Jacob Ballas & Cerestra - 2019.

* Promoters have no direct dealings with these companies and logos of these companies have been used solely for indicating their presence at Genome Valley.

Floor Plan

