



Gulmohar

RESIDENCY
Mallapur, Hyderabad

Right around the corner,
Near everywhere you want to be.



The projects of Modi Properties have been designed to provide a Great Lifestyle Product to its customers. Our gated communities are designed to control the Environment around your home.

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



Salient Features

- 354 flats on about 8 acres of land.
- 6 floors with 2 basements for parking.
- Ground floor fully landscaped, vehicle free zone for pedestrians only.
- 3BHK flats - 1,360 & 1,660 sft.
- Plans approved by GHMC.
- Clear title.
- Gated community with modern amenities.
- All flats designed as per vastu.
- No commercial activity within site.
- Located on 100 ft main road.

Amenities

- 20,000 sft clubhouse with:
 - Banquet hall.
 - Recreation room.
 - Cafeteria.
 - Creche.
 - Library.
 - First aid room.
 - Gym.
 - Yoga room.
 - Indoor badminton court.
 - A/C Lounge.
 - Swimming pool.
 - Society office.
- Children's park.
- Landscaped gardens.
- Automatic lift - 2 no's per block.
- Power backup for all lights & fans upto 1KVA per flat.
- Cement concrete roads and street lighting.
- Wifi security camera for each flat.
- 24 hrs security with CC Cameras.
- Vehicle access control with smart cards.
- Large rainwater harvesting sump.



Promoters Track Record

- 40+ years experience.
- 40+ lakh sft of construction completed.
- 25+ projects successfully completed.
- 3,500+ homes completed.
- 20+ lakh sft under construction.
- 1,000+ homes under construction.

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 GRANDE
Mallapur, Hyderabad
370 flats on 3 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



PARAMOUNT AVENUE
Nagaram, Hyderabad
208 flats on 2 acres



SILVER OAK APARTMENTS
Cherlapally, Hyderabad
120 flats on 1 acre



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



NILGIRI HOMES
Rampally, Keesara, Hyderabad
95 villas & town houses on 6.5 acres

Current Projects



VISTA HOMES
Kushaiguda, Hyderabad
403 flats on 5.6 acres



GULMOHAR HOMES
Miryalaguda, Telangana
91 villas on 6.5 acres



SERENE FARMS
Yenkally, Chevella
50 farmhouses on 32 acres



VILLA ORCHIDS
Kowkur, Secunderabad
343 duplex villas on 21 acres



NILGIRI ESTATES
Rampally, Pocharam, Hyderabad
188 villas on 10 acres



BLOOMDALE
Shamirpet, Hyderabad
72 bungalows on 5 acres



MAYFLOWER PLATINUM
Mallapur, Hyderabad
189 flats on 2.2 acre



MORNING GLORY APARTMENTS
Genome Valley, Hyderabad
30 flats on 1,122 sq. yds.

Proposed Projects

MAYFLOWER HOMES
Dundigal, Hyderabad
145 villas on 10 acres

BLOOMDALE RESIDENCY AT GENOME VALLEY
Genome Valley, Hyderabad
110 flats on 1 acre

BOOMDALE VILLAS AT GENOME VALLEY
Genome Valley, Hyderabad
170 flats + 8 villas on 2 acres

NILGIRI HEIGHTS
Pocharam, Hyderabad
272 flats on 2.5 acres

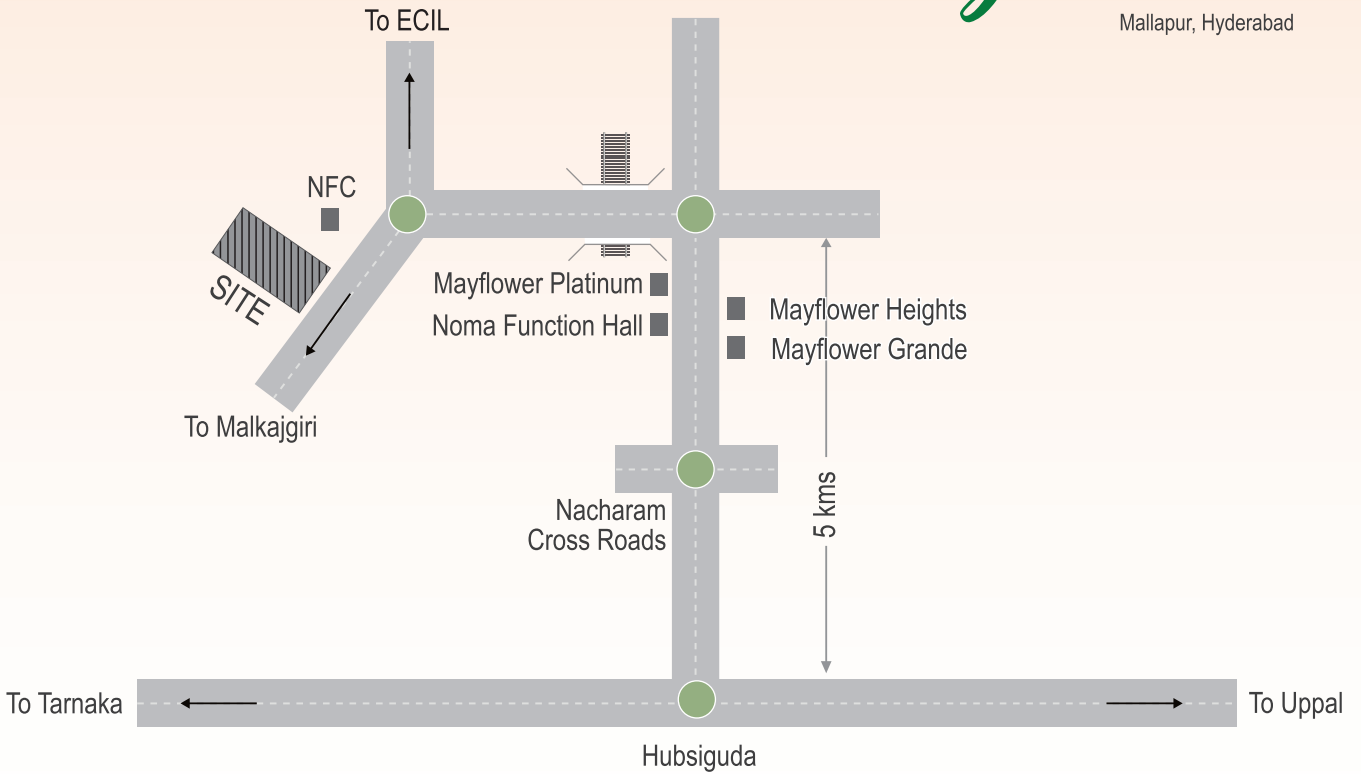
SILVER OAK VILLAS – PHASE III
Cherlapally, Hyderabad
115 villas on 7.5 acres

GREENWOOD HEIGHTS
Kowkuru, Secunderabad
119 flats on 2 acres

EAST SIDE RESIDENCY
Pocharam, Hyderabad
750 flats on 6 acres



Location Plan



Location

- 5 min drive from Moula-ali - 3 kms
- 5 min drive from ECIL - 3 kms
- 10 min drive from Habsiguda - 6 kms
- 10 min drive from Tarnaka - 6 kms
- 20 min drive from Secunderabad Railway station - 12 kms
- Located on 100 ft wide main road

Architects

SPAN CENTRE

Structural Engineers

ZAKI & ASSOCIATES



www.modiproperties.com

MODI PROPERTIES

Promoted & Developed By:

M/s. Modi Realty Mallapur LLP

MEHTA CONSTRUCTIONS

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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.