




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.

Completed Projects

 Gulmohar Gardens Mallapur, Hyderabad 505 flats on 8 acres	 Paramount Residency Kowkur, Secunderabad 260 flats on 3 acres	 Greenwood Residency Mallapur, 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	 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.
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Proposed Projects

 Bloomdale Shamirpet, Hyderabad 120 villas on 7 acres	 Bluebell Residency Timmapur, Hyderabad 350 flats on 3.24 acres.	 MAYFLOWER HOMES Dundigal, Hyderabad 145 villas on 10 acres	 Vistal View Kompally, Hyderabad 181 flats on 2 acres	 Bluebell Residency Vikarabad, Telangana 110 flats on 1 acre.
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Location Plan



Location

Promoted by:



Preferred Marketing Partner



For more Details

+91 92810 91870

www.propbuynsell.com



www.modiproperties.com

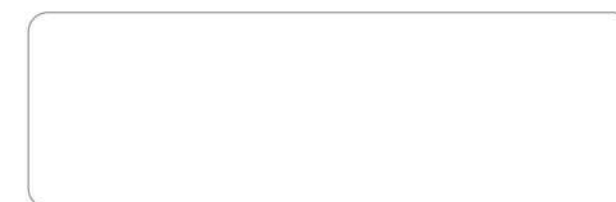
Developed by:



Architects & Structural Engineers:



RERA No.: P02200003053



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.

East Hyd. - The New Horizon!



Pocharam - Hyderabad



Leomind Creatives - 9059050993



Website



www.modiproperties.com

Nilgiri Heights

Pocharam - Hyderabad

Nilgiri Heights meets the demand for affordable, high quality homes in a gated community around Pocharam.

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 affordable prices. Our customers have made Modi Properties a trusted name for over 40 years and helped us complete 4,000+ homes. Modi Properties is presently developing over 1,500 homes.

Salient Features

- ◆ 256 flats on about 2.50 acres.
- ◆ 10 floors highrise with 2 basements for parking.
- ◆ 3 BHK flats - 1,325 to 1,450 sft.
- ◆ 12,000 sft clubhouse.
- ◆ Plans approved by HMDA.
- ◆ Clear title.
- ◆ Gated community with modern amenities.
- ◆ All flats designed as per vastu.
- ◆ Pollution free environment.

Surrounding Developments

- ◆ 450 acres Infosys campus (India's largest).
- ◆ 100 acres Raheja IT park (MindSpace).
- ◆ Singapore Township.
- ◆ MJR Square (Mall / Multiplex).
- ◆ Outer ring road junction.
- ◆ Park: Bhagyanagar Nandanavanam.
- ◆ Schools: Reqlford, KV, DPS, Sage, Rockwoods, Sree Vidyaniketan.
- ◆ Colleges: Sri Chaitanya, Srinidhi, Mother Teresa, Anurag, Aurora, Siddhartha.
- ◆ Hospitals: Sri Kalki, Vajra, Sree Vidya, AIIMS.



Infosys



MindSpace



MJR Square



Singapore Township



MMTS



ORR

Amenities

- ◆ Clubhouse with:
 - Banquet hall.
 - Recreation room.
 - Cafeteria.
 - Gym.
 - Yoga room.
 - Creche.
 - First aid room.
 - Library
- ◆ Swimming pool.
- ◆ Children's park.
- ◆ Landscaped gardens.
- ◆ Automatic lifts.
- ◆ Power backup for all lights & fans upto 1KVA per flat.
- ◆ Drinking water supply through RO plant.
- ◆ Wi-fi security camera for each flat.
- ◆ 24 hrs security with CC cameras.
- ◆ Vehicle access control with smart card.



FAQ'S

LAYOUT PLAN



* Super - built - up area in sft on I & II floors only.

