



# Morning Glory

APARTMENTS @ Genome Valley



**Affordable Price  
Good Quality  
Great Brand**



## Site Plan



### About Genome Valley:

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

Prominent Life Sciences companies at Genome Valley are\*:



<sup>#</sup> Rated by Jacob Ballas & Cerestra - 2019

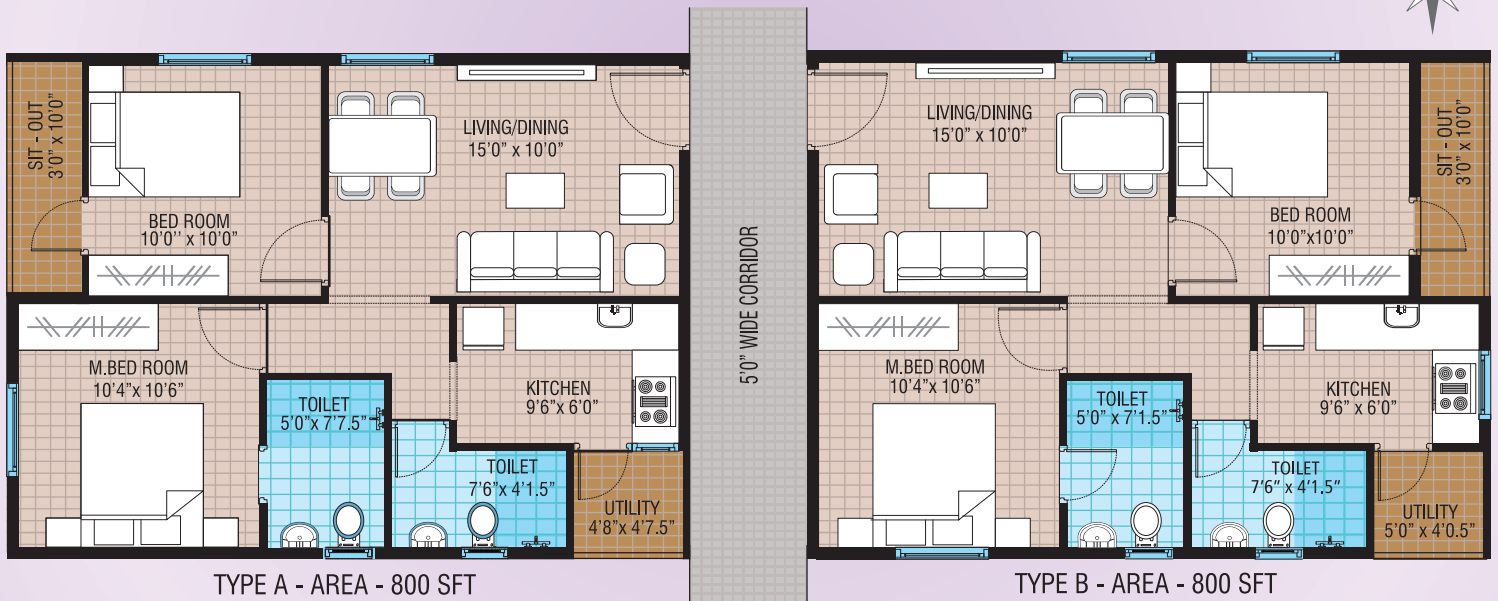
\* Promoters have no direct dealings with these companies and logos of these companies have been used solely for indicating their presence at Genome Valley

“Morning Glory Apartments at Genome Valley” by Aedis Developers is the first amongst several housing projects planned around “The Genome Valley” (One of the most prestigious Life Sciences clusters of India). Morning Glory Apartments have been designed to meet the demand for affordable high quality housing in the vicinity of Genome Valley.

Aedis Developers LLP, an SPV promoted by Modi Properties has been formed for developing affordable housing in peripheral areas of Hyderabad.

The customers of Modi Properties have made it a trusted name for over four decades and helped it complete more than 25 projects with over 3,500 homes.

Floor Plan



TYPE A - AREA - 800 SFT

TYPE B - AREA - 800 SFT

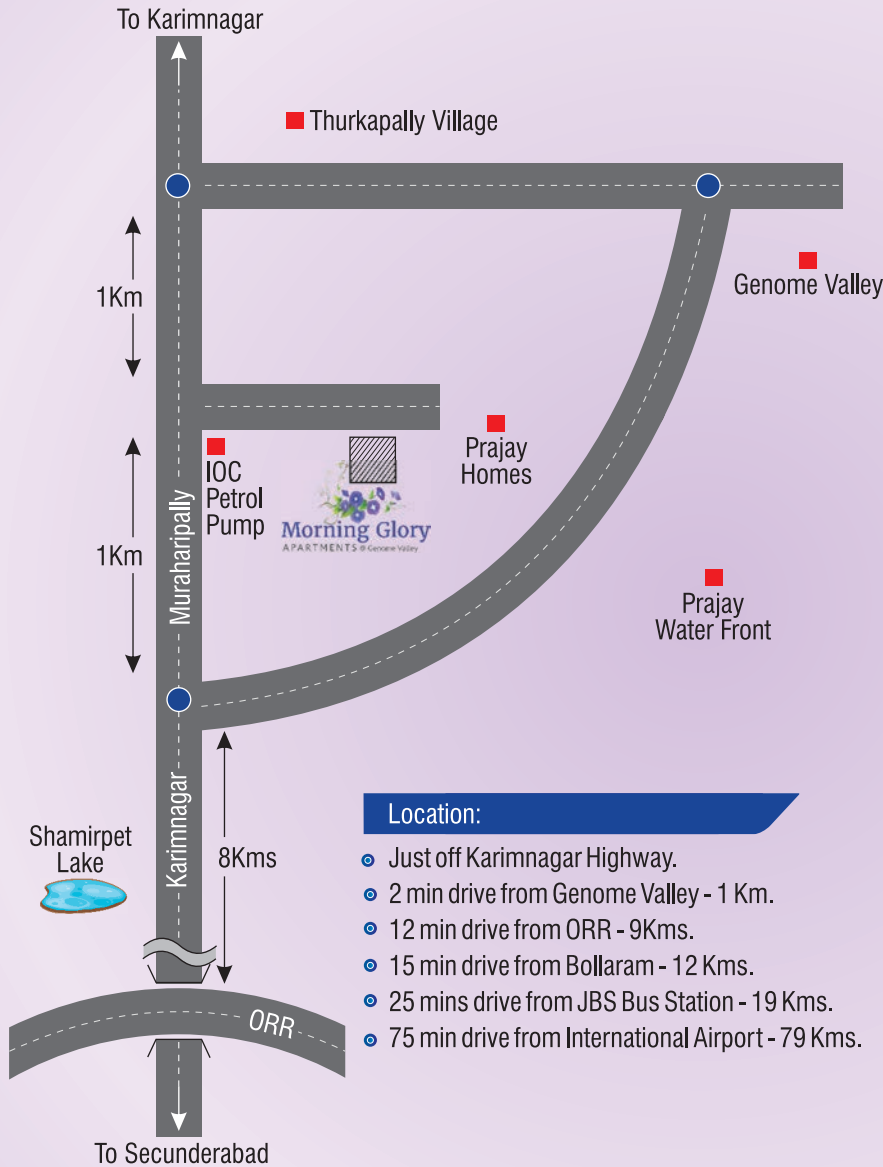
Salient Features:

- 30 flats on 1,122 sq.yds.
- Stilt + 5 floors.
- Well designed 2BHK flats of 800 sft.
- Plans approved by HMDA.
- RERA approved.
- Clear title.
- All flats designed as per vastu.
- 6 PAX automatic lift.
- Power backup upto 1 KVA per flat.
- 24 hrs security with CC cameras.
- GST just 1% under affordable housing.
- Eligible for subsidy of upto 2.67 lakhs under PMAY - CLSS.





## Location Plan



### Location:

- Just off Karimnagar Highway.
- 2 min drive from Genome Valley - 1 Km.
- 12 min drive from ORR - 9Kms.
- 15 min drive from Bollaram - 12 Kms.
- 25 mins drive from JBS Bus Station - 19 Kms.
- 75 min drive from International Airport - 79 Kms.

Architect:  
G. Renuka  
☎ +91 98484 97369

Structural Engineer:  
  
**KOVURI CONSULTANTS**  
☎ +91 93910 40840

Developed & Promoted by:



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## Completed Projects



**Gulmohar Gardens**  
Mallapur, Hyderabad  
505 flats on 5 acres



**Paramount Residency**  
Nagaram, Hyderabad  
260 flats on 3 acres



**Greenwood Residency**  
Kowkur, Alwal, Secunderabad  
345 flats on 6 acres



**Silver Oak Apartments**  
Cherlapally, Hyderabad  
120 flats on 1 acre



**Villas At Silver Creek**  
Nagaram, Hyderabad  
54 villas on 3 acres



**Nilgiri Homes**  
Rampally, Pocharam, Hyderabad  
95 villas & town houses on 6.5 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 on 24 acres



**Mayflower Grande**  
Mallapur, Hyderabad  
370 flats on 3 acres



**Paramount Avenue**  
Nagaram, Hyderabad  
208 flats on 2 acres

## Current Projects



**Vista Homes**  
Kushaiguda, Hyderabad  
403 flats on 5.6 acres



**Gulmohar Homes**  
Mirayalaguda, Telangana  
91 villas on 6.5 acres



**Villa Orchids**  
Kowkur, Secunderabad  
340 duplex villas on 21 acres



**Nilgiri Estates**  
Rampally, Pocharam, Hyderabad  
188 villas on 10 acres



**Bloomdale**  
Shameerpet, Hyderabad  
72 villas on 5 acres



**May Flower Platinum**  
Mallapur, Hyderabad.  
189 flats on 2.2 acres

## Proposed Projects

**Gulmohar Residency**  
Mallapur, Hyderabad.  
354 flats on 8 acres

**Bloomdale Residency at Genome Valley**  
Genome Valley, Hyderabad.  
110 flats on 1 acre

**Bloomdale Villas at Genome Valley**  
Genome Valley, Hyderabad.  
120 villas on 6.75 acres

**Silver Oak Villas - Phase III**  
Cherlapally, Hyderabad.  
115 villas on 7.5 acres

**Greenwood Heights**  
Kowkur, Secunderabad.  
119 flats on 2 acres

**East Side Residency**  
Pocharam, Hyderabad.  
750 flats on 6 acres

**Nilgiri Heights**  
Pocharam, Hyderabad.  
272 flats on 2.5 acres

## 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.

Rera No.



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