



Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

Owned & Developed by: NILGIRI ESTATES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/384, II Floor, M G Road,
Secunderabad - 500 003.
Ph.: +91-40-66 33 5551,
Email: info@modiproperties.com
Visit us at: www.modiproperties.com

PRICING & PAYMENT TERMS

Villa Type	B - Single	A2 - Single	B - Duplex	A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 23.50 lakhs	Rs. 31.00 lakhs	Rs. 34.00 lakhs	Rs. 48.00 lakhs
Amenities charges		Rs. 2.50 lakhs per villa		
Water, electricity & generator backup charges		Rs.50,000/- per villa		
Total Sale consideration	Rs. 26.50 lakhs	Rs. 34.00 lakhs	Rs. 37.00 lakhs	Rs. 51.00 lakhs

Scheduled date of completion	12 months from date of signing agreement
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Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment* - 30% of balance amount	Within 7 days of completing plinth beam.
IV installment* - 30% of balance amount	Within 7 days of completing RCC structure.
V installment* - 20% of balance amount	Within 7 days of completing brick work and internal plastering
VI installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - Rs. 2,00,000/-

Terms & Conditions

- Offer valid upto 31st January 2016.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, service tax, stamp duty & registration charges extra.
- * Installments III to VI shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed, then the installment shall fall due within 45 days from date of booking.

[PPT 113A]

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager

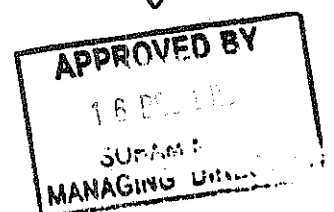
Mr. Anil kumar, Asst. Sales Manager

Mr. Venkata Ramana, Sales Executive

+ 91 95022 99799

+ 91 77022 26063

+ 91 78931 57999





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Payment Terms

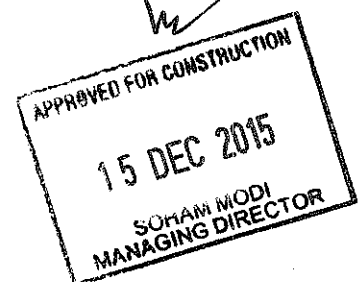
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- [PPT]

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Mr. Anil kumar, Asst. Sales Manager
Mr. Venkata Ramana, Sales Executive

+91 95022 99799
+91 77022 26063
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*Verified
A-
19/12/15*



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Terms & Conditions

- Offer valid upto 31st December 2015.
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[PPT 112]

For further details or site visit contact:
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Mr. Anil kumar, Asst. Sales Manager
Mr. Venkata Ramana, Sales Executive

+ 91 95022 99799
+ 91 77022 26063
+ 91 78931 57999

✓
26 Nov 2015
Director

Verified
A. Sambasivar
27/11/15



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NE-PPT



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Verified
A. Sambalivada
12/11

[PPT 111]

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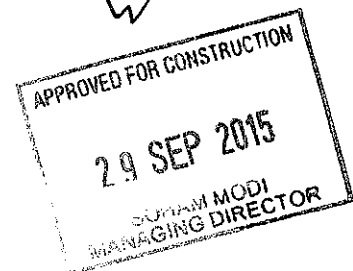
Terms & Conditions

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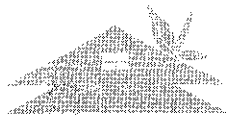
[PPT 109]

For further details or site visit contact:
Mr. Praveen Pathak, Sr. Sales Manager
Mr. Anil kumar, Asst. Sales Manager
Mr. Venkata Ramana, Sales Executive

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+ 91 77022 26063
+ 91 78931 57999



Verified
A. Sambalivela
25/9/15



NILGIRI

H O M E S

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Email : mmm@modiproperties.com



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SPECIAL END OF PROJECT SALE!

PRICING & PAYMENT TERMS

Rate for Deluxe Villa	Rs. 1,899/- per sft
Amenities charges	Rs. 2.50 lakhs
Water, electricity & generator backup charges	Rs. 75,000/-

Price (in Rs. Lakhs)

Villa Type	Land area in sq yds	Built-up area in sft	Terrace & portico area in sft	Total area in sft	Price for deluxe bungalow	Special discount	Discounted price
Type A	117	1,461	198	1,659	42.94 ✓	4.44 ✓	38.50 ✓
Type B	117	1,461	198	1,659	42.94 ✓	5.44 ✓	37.50 ✓
Type C	117	1,467	192	1,659	42.94 ✓	4.44 ✓	38.50 ✓
Type D	117	1,529	202	1,731	44.31 ✓	6.81 ✓	37.50 ✓

Scheduled date of completion	3 months from date of signing agreement
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Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment*	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
IV installment	On completion - Rs. 2,00,000/-

Terms & Conditions

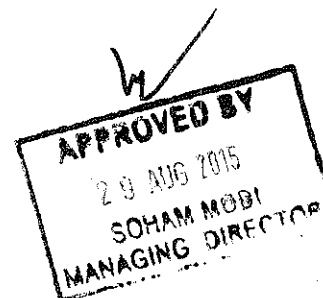
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- VAT, Service Tax, Stamp duty & Registration charges extra.
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[PPT – 255]

For further details or site visit contact:

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Mr. Anil kumar, Asst. Sales Manager	+ 91 77022 26063
Mr. Venkata Ramana, Sales Executive	+ 91 78931 57999

*Verified
A Sambasivadas
29/8/15*





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PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 - Single	A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	175 sq yds	125 sq yds	175 sq yds
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Sale consideration	Rs. 23.50 lakhs	Rs. 32.00 lakhs	Rs. 31.00 lakhs	Rs. 34.00 lakhs	Rs. 48.00 lakhs
Amenities charges	Rs. 2.50 lakhs per villa				
Water, electricity & generator backup charges	Rs. 50,000/- per villa				
Total Sale consideration	Rs. 26.50 lakhs	Rs. 35.00 lakhs	Rs. 34.00 lakhs	Rs. 37.00 lakhs	Rs. 51.00 lakhs

Scheduled date of completion	12 months from date of signing agreement
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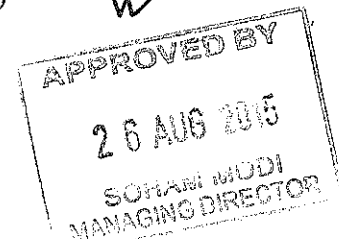
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Verified
A-
29/8/15

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PRICING & PAYMENT TERMS

Rate for Semi-deluxe Villa	Rs. 1,799/- per sft
Rate for Deluxe Villa	Rs. 1,899/- per sft
Land rate	Rs. 7,000/- per sq. yd.
Amenities charges	Rs. 2.50 lakhs
Water, electricity & generator backup charges	Rs. 75,000/-

Price (in Rs. Lakhs)

Villa Type	Land area in sq. yds.	Built-up area in sft	Terrace & Portico area in sft	Total area in sft	Price for Semi-deluxe	Price for Deluxe
Type A & B	117	1,461	198	1,659	41.29 ✓	42.94 ✓
Type C	117	1,467	192	1,659	41.29 ✓	42.94 ✓
Type D	117	1,529	202	1,731	42.58 ✓	44.31 ✓

Scheduled date of completion	3 months from date of signing agreement
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III installment*	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
IV installment	On completion - Rs. 2,00,000/-

*Verified
A. Sambasiv
23/6/15*

Terms & Conditions

- Offer valid upto 31st July 2015.
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[PPT – 253]

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager	+ 91 95022 99799
Mr. Anil kumar, Asst. Sales Manager	+ 91 77022 26063
Mrs. Reshma Bodke, Sales Executive	+ 91 70320 04449

✓

APPROVED BY
24 JUN 2015
SUDAM MODI
MANAGING DIRECTOR



NILGIRI

H O M E S

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*Verified
A. Sambalambho
28/7/15*

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[PPT – 254]

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Mr. Venkata Ramana, Sales Executive	+ 91 78931 57999

h
APPROVED BY
 30 JUL 2015
 SOHAM MODI
 MANAGING DIRECTOR



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Verified
A. S. Sankar
28/7/15

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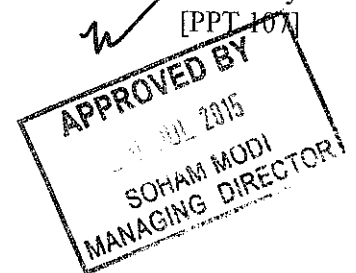
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Head Office: 5-4-187/3&4, II Floor, M G Road,
Secunderabad - 500 003.
Ph.: +91-40-66 33 5551,
Email: info@modiproperties.com
Visit us at: www.modiproperties.com

PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 23.50 lakhs	Rs. 31.00 lakhs	Rs. 34.00 lakhs	Rs. 48.00 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 26.50 lakhs	Rs. 34.00 lakhs	Rs. 37.00 lakhs	Rs. 51.00 lakhs

Scheduled date of completion	12 months from date of signing agreement
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Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment* - 30% of balance amount	Within 7 days of completing plinth beam.
IV installment* - 30% of balance amount	Within 7 days of completing RCC structure.
V installment* - 20% of balance amount	Within 7 days of completing brick work and internal plastering
VI installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - Rs. 2,00,000/-

Verified
A. Sambasiva
23/6/15

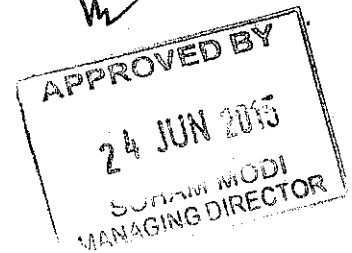
Terms & Conditions

- Offer valid upto 31st July 2015.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- * Installments III to VI shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed, then the installment shall fall due within 45 days from date of booking.

[PPT 106]

For further details or site visit contact:
Mr. Praveen Pathak, Sr. Sales Manager
Mr. Anil kumar, Asst. Sales Manager
Mrs. Reshma Bodke, Sales Executive

+ 91 95022 99799
+ 91 77022 26063
+ 91 70320 04449



Soham Modi
File

APPROVED BY
27 MAR 2015
SOHAM MODI
MANAGING DIRECTOR

Super built up area details							
Modi & Modi Constructions							
Niligiri Estates							
Date:	27.03.15						
Prepared by:							
S.No	Bungalow No.	Type	Ground Floor Area	First Floor Area	Terrace Area	Super built-up Area	Status
1	1	TYPE-B	800	800	110	1,710.00	Vacant
2	2	TYPE-B	800	800	110	1,710.00	Vacant
3	3	TYPE-B	800	800	110	1,710.00	Vacant
4	4	TYPE-B	800	800	110	1,710.00	Vacant
5	5	TYPE-B	800	800	110	1,710.00	Vacant
6	6	TYPE-B	800	800	110	1,710.00	Vacant
7	7	TYPE-B	800	800	110	1,710.00	Vacant
8	8	TYPE-B	800	800	110	1,710.00	Vacant
9	9	TYPE-B	800	800	110	1,710.00	Vacant
10	10	TYPE-B	800	800	110	1,710.00	Vacant
11	11	TYPE-B	800	800	110	1,710.00	Vacant
12	12	TYPE-B	800	800	110	1,710.00	Vacant
13	13	TYPE-B	800	800	110	1,710.00	Vacant
14	14	TYPE-B	800	800	110	1,710.00	Vacant
15	15	TYPE-B	800	800	110	1,710.00	Vacant
16	16	TYPE-B	800	800	110	1,710.00	Vacant
17	17	TYPE-B	800	800	110	1,710.00	Vacant
18	18	TYPE-B	800	800	110	1,710.00	Vacant
19	19	TYPE-B	800	800	110	1,710.00	Vacant
20	20	TYPE-B	800	800	110	1,710.00	Vacant
21	21	TYPE-B	800	800	110	1,710.00	Vacant
22	22	TYPE-B	800	800	110	1,710.00	Vacant
23	23	TYPE-A1	1100	1,050	115	2,265.00	Vacant
24	24	TYPE-A1	1100	1,050	115	2,265.00	Vacant
25	25	TYPE-A1	1100	1,050	115	2,265.00	Vacant
26	26	TYPE-A1	1100	1,050	115	2,265.00	Vacant
27	27	TYPE-A1	1100	1,050	115	2,265.00	Vacant
28	28	TYPE-A1	1100	1,050	115	2,265.00	Vacant
29	29	TYPE-A1	1100	1,050	115	2,265.00	Vacant
30	30	TYPE-A1	1100	1,050	115	2,265.00	Vacant
31	31	TYPE-A1	1100	1,050	115	2,265.00	Vacant
32	32	TYPE-A1	1100	1,050	115	2,265.00	Vacant
33	33	TYPE-A1	1100	1,050	115	2,265.00	Vacant
34	34	TYPE-A1	1100	1,050	115	2,265.00	Mortgaged
35	35	TYPE-A1	1100	1,050	115	2,265.00	Mortgaged
36	36	TYPE-A1	1100	1,050	115	2,265.00	Mortgaged
37	37	TYPE-A1	1100	1,050	115	2,265.00	Mortgaged
38	38	TYPE-A2	1100	1,050	105	2,255.00	Vacant
39	39	TYPE-A2	1100	1,050	105	2,255.00	Vacant
40	40	TYPE-A2	1100	1,050	105	2,255.00	Vacant
41	41	TYPE-A2	1100	1,050	105	2,255.00	Vacant
42	42	TYPE-A2	1100	1,050	105	2,255.00	Vacant
43	43	TYPE-A2	1100	1,050	105	2,255.00	Vacant
44	44	TYPE-A2	1100	1,050	105	2,255.00	Vacant
45	45	TYPE-A2	1100	1,050	105	2,255.00	Vacant
46	46	TYPE-A2	1100	1,050	105	2,255.00	Vacant
47	47	TYPE-A2	1100	1,050	105	2,255.00	Vacant
48	48	TYPE-A2	1100	1,050	105	2,255.00	Vacant
49	49	TYPE-A2	1100	1,050	105	2,255.00	Vacant



NE-PPT

Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

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PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 25.50 lakhs	Rs. 33.00 lakhs	Rs. 36.00 lakhs	Rs. 50.50 lakhs

Scheduled date of completion	12 months from date of signing agreement
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Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment* - 30% of balance amount	Within 7 days of completing plinth beam.
IV installment* - 30% of balance amount	Within 7 days of completing RCC structure.
V installment* - 20% of balance amount	Within 7 days of completing brick work and internal plastering
VI installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - Rs. 2,00,000/-

Verified
A. Sambhu Reddy
29/5/15

Terms & Conditions

- Offer valid upto 30th June 2015.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- * Installments III to VI shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed, then the installment shall fall due within 45 days from date of booking.

[PPT 105]

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager

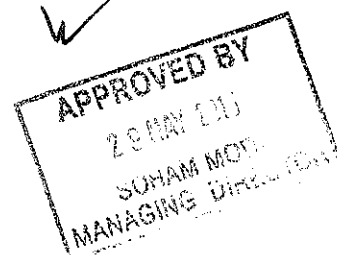
+ 91 95022 99799

Mr. Anil, Asst. Sales Manager

+ 91 77022 26063

Mrs. Reshma Bodke, Sales Executive

+ 91 70320 04449





Site Office: Sy. No. 100/2, Rampally, Keesara
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PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 25.50 lakhs	Rs. 33.00 lakhs	Rs. 36.00 lakhs	Rs. 50.50 lakhs

Scheduled date of completion	12 months from date of signing agreement
------------------------------	--

Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment* - 30% of balance amount	Within 7 days of completing plinth beam.
IV installment* - 30% of balance amount	Within 7 days of completing RCC structure.
V installment* - 20% of balance amount	Within 7 days of completing brick work and internal plastering
VI installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - Rs. 2,00,000/-

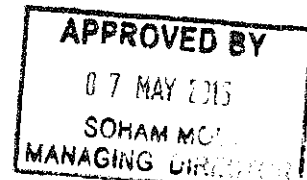
Terms & Conditions

- Offer valid upto 31st May 2015.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- * Installments III to VI shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed, then the installment shall fall due within 45 days from date of booking.

[PPT 104]

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager + 91 95022 99799
Mrs. Reshma Bodke, Sales Executive + 91 70320 04449
Mr. Bhanu Kiran, Sales Executive + 91 78984 47795



*Verified
A. Sambir
7/5/15*



Site Office: Sy. No. 100/2, Rampally, Keesara
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Email: info@modiproperties.com
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PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 25.50 lakhs	Rs. 33.00 lakhs	Rs. 36.00 lakhs	Rs. 50.50 lakhs

Scheduled date of completion	12 months from date of booking
------------------------------	--------------------------------

Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment* - 30% of balance amount	Within 7 days of completing plinth beam.
IV installment* - 30% of balance amount	Within 7 days of completing RCC structure.
V installment* - 20% of balance amount	Within 7 days of completing brick work and internal plastering
VI installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - Rs. 2,00,000/-

Terms & Conditions

- Offer valid upto 31st May 2015.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- * Installments III to VI shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed, then the installment shall fall due within 45 days from date of booking.

Verified
A. Shankar
7/5/15

[PPT 104]

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager

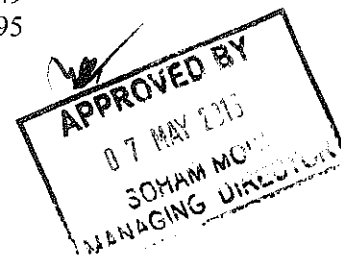
+ 91 95022 99799

Mrs. Reshma Bodke, Sales Executive

+ 91 70320 04449

Mr. Bhanu Kiran, Sales Executive

+ 91 78984 47795





Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

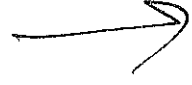
Owned & Developed by: NILGIRI ESTATES



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Visit us at: www.modiproperties.com

NE PPT



PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 25.50 lakhs	Rs. 33.00 lakhs	Rs. 36.00 lakhs	Rs. 50.50 lakhs

Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	15% of sale consideration within 30 days of booking.
III installment* - 30% of balance amount	Within 7 days of completing plinth beam.
IV installment* - 30% of balance amount	Within 7 days of completing RCC structure.
V installment* - 20% of balance amount	Within 7 days of completing brick work and internal plastering
VI installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - Rs. 2,00,000/-

M. J. B. 30/4/15

Terms & Conditions

- Offer valid upto 31st May 2015.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- * Installments III to VI shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed, then the installment shall fall due within 45 days from date of booking.

[PPT 103]

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager

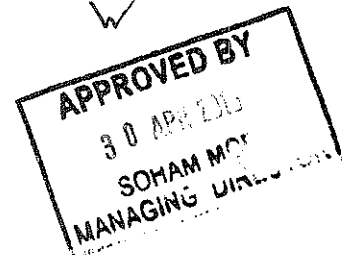
+ 91 95022 99799

Mrs. Reshma Bodke, Sales Executive

+ 91 70320 04449

Mr. Bhanu Kiran, Sales Executive

+ 91 78984 47795





Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

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Email: info@modiproperties.com
Visit us at: www.modiproperties.com

PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration (Deluxe)	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 25.50 lakhs	Rs. 33.00 lakhs	Rs. 36.00 lakhs	Rs. 50.50 lakhs

Terms & Conditions

1. Offer valid up to 30th April, 2015.
2. Scheduled date of completion – 12 months from date of signing agreement of sale.
3. Corpus fund of Rs. 30,000/- payable extra in favour of Nilgiri Estate Owners Association.
4. VAT, service tax, stamp duty & registration charges extra.

Verified
A. Sambhinarayan
10/4/15

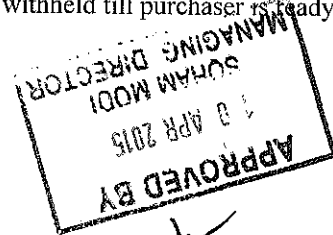
(PPT 102)

Payment Terms.	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Installments	Due date			
Booking Amount	Rs. 25,000/-			
I installment	Rs. 2,00,000/- within 15 days of booking.			
II installment	Rs. 3 lakhs within 45 days of signing agreement	Rs. 4 lakhs within 45 days of signing agreement	Rs. 5 lakhs within 45 days of signing agreement	Rs. 6 lakhs within 45 days of signing agreement
III installment* - 25% of balance amount	On completion of footings and plinth beam.			
IV installment* - 25% of balance amount	On completion of RCC structure			
V installment* - 25% of balance amount	On completion of brick work and plastering			
VI installment* - 25% of balance amount	On completion of flooring, bathroom tiles, doors, windows, electrical wiring and switches, first coat of paint, etc.			
On completion	Rs. 2,00,000/-			

Note: 1. * Installments III to VI shall be for the balance sale consideration after deducting booking amount and other Installments. 2. Last coat of paint, polish, installation of CP & sanitary shall be withheld till purchaser is ready to take possession of the villa.

For further details or site visit contact:
Mr. Praveen Pathak, Sr. Sales Manager
Mrs. Reshma Bodke, Sales Executive

+ 91 95022 99799
+ 91 70320 04449



NILGIRI ESTATES

Handwritten signature/initials

EARLY BIRD OFFER PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Early bird discount	Rs. 2.50 lakhs	Rs. 2.50 lakhs	Rs. 3.00 lakhs	Rs. 5.00 lakhs
Net sale consideration	Rs. 20.00 lakhs	Rs. 27.50 lakhs	Rs. 30.00 lakhs	Rs. 42.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			

Terms & Conditions

- Offer valid upto 31st March 2015.
- Scheduled date of completion – 12 months from date of signing of agreement of sale.
- Corpus fund of Rs. 30,000/- payable extra in favour of Nilgiri Estate Owners Association.
- VAT, service tax, stamp duty & registration charges extra.

Payment Terms.	(PPT 101)			
	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Installments	Due date			
Booking Amount	Rs. 25,000/-			
I installment	Rs. 2,00,000/- within 15 days of booking.			
II installment	Rs. 3 lakhs within 45 days of signing agreement	Rs. 4 lakhs within 45 days of signing agreement	Rs. 5 lakhs within 45 days of signing agreement	Rs. 6 lakhs within 45 days of signing agreement
III installment* - 25% of balance amount	On completion of footings and plinth beam.			
IV installment* - 25% of balance amount	On completion of RCC structure			
V installment* - 25% of balance amount	On completion of brick work and plastering			
VI installment* - 25% of balance amount	On completion of flooring, bathroom tiles, doors, windows, electrical wiring and switches, first coat of paint, etc.			
On completion	Rs. 2,00,000/-			

Note: 1. * Installments III to VI shall be for the balance sale consideration after deducting booking amount and other installments. 2. Last coat of paint, polish, installation of CP & sanitary shall be with held till purchaser is ready to take possession of the villa.

For further details or site visit contact:
Mr. Praveen Pathak, Sr.Sales Manager
Mr. Ismail
Mrs. Reshma

+ 91 95022 99799
+ 91 xxxxx xxxxx
+ 91 xxxxx xxxxx

APPROVED BY
SUNAM MUI
MANAGING DIRECTOR
15 MAR 2015



Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

Owned & Developed by: NILGIRI ESTATES



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Ph.: +91-40-66 33 5551,
Fax: +91-40-27 544 058.
Email: info@modiproperties.com
Visit us at: www.modiproperties.com

**EARLY BIRD OFFER
PRICING & PAYMENT TERMS**

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration (Deluxe)	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Early bird discount	Rs. 2.50 lakhs	Rs. 2.50 lakhs	Rs. 3.00 lakhs	Rs. 5.00 lakhs
Discounted sale consideration	Rs. 20.00 lakhs	Rs. 27.50 lakhs	Rs. 30.00 lakhs	Rs. 42.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 23.00 lakhs	Rs. 30.50 lakhs	Rs. 33.00 lakhs	Rs. 45.50 lakhs

Terms & Conditions

1. Offer valid up to 15th April, 2015.
2. Scheduled date of completion – 12 months from date of signing agreement of sale.
3. Corpus fund of Rs. 30,000/- payable extra in favour of Nilgiri Estate Owners Association.
4. VAT, service tax, stamp duty & registration charges extra.

(PPT 101)

Payment Terms.	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex
Installments	Due date			
Booking Amount	Rs. 25,000/-			
I installment	Rs. 2,00,000/- within 15 days of booking.			
II installment	Rs. 3 lakhs within 45 days of signing agreement	Rs. 4 lakhs within 45 days of signing agreement	Rs. 5 lakhs within 45 days of signing agreement	Rs. 6 lakhs within 45 days of signing agreement
III installment* - 25% of balance amount	On completion of footings and plinth beam.			
IV installment* - 25% of balance amount	On completion of RCC structure			
V installment* - 25% of balance amount	On completion of brick work and plastering			
VI installment* - 25% of balance amount	On completion of flooring, bathroom tiles, doors, windows, electrical wiring and switches, first coat of paint, etc.			
On completion	Rs. 2,00,000/-			

Note: 1. * Installments III to VI shall be for the balance sale consideration after deducting booking amount and other installments.
2. Last coat of paint, polish, installation of CP & sanitary shall be withheld till purchaser is ready to take possession of the villa.

For further details or site visit contact:
Mr. Praveen Pathak, Sr. Sales Manager
Mrs. Reshma Bodke, Sales Executive

+ 91 95022 99799
+ 91 70320 04449





Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-40-6453 0888

Owned & Developed by: NILGIRI ESTATES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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**EARLY BIRD OFFER
PRICING & PAYMENT TERMS**

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration (Deluxe)	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Early bird discount	Rs. 2.50 lakhs	Rs. 2.50 lakhs	Rs. 3.00 lakhs	Rs. 5.00 lakhs
Discounted sale consideration	Rs. 20.00 lakhs	Rs. 27.50 lakhs	Rs. 30.00 lakhs	Rs. 42.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 23.00 lakhs	Rs. 30.50 lakhs	Rs. 33.00 lakhs	Rs. 45.50 lakhs

Terms & Conditions

1. Offer valid upto 15th April, 2015.
2. Scheduled date of completion – 12 months from date of signing of agreement of sale.
3. Corpus fund of Rs. 30,000/- payable extra in favour of Nilgiri Estate Owners Association.
4. VAT, service tax, stamp duty & registration charges extra.

Payment Terms.	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex
Installments	Due date			
Booking Amount	Rs. 25,000/-			
I installment	Rs. 2,00,000/- within 15 days of booking.			
II installment	Rs. 3 lakhs within 45 days of signing agreement	Rs. 4 lakhs within 45 days of signing agreement	Rs. 5 lakhs within 45 days of signing agreement	Rs. 6 lakhs within 45 days of signing agreement
III installment* - 25% of balance amount	On completion of footings and plinth beam.			
IV installment* - 25% of balance amount	On completion of RCC structure			
V installment* - 25% of balance amount	On completion of brick work and plastering			
VI installment* - 25% of balance amount	On completion of flooring, bathroom tiles, doors, windows, electrical wiring and switches, first coat of paint, etc.			
On completion	Rs. 2,00,000/-			

Note: 1. * Installments III to VI shall be for the balance sale consideration after deducting booking amount and other installments. 2. Last coat of paint, polish, installation of CP & sanitary shall be withheld till purchaser is ready to take possession of the villa.

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