

Owned & Developed by: NILGIRI ESTATES



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	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		1,710 51	2,203 & 2,233 SIt
	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 /	Rs. 34.00		
	lakhs	lakhs	Rs. 37.00 lakhs	Rs. 51.00 lakhs

Scheduled date of completion 12 months from date of signing agreement	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

- 1. Offer valid upto 31st January 2016.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- VAT, service tax, stamp duty & registration charges extra.
- 4. \* 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





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#### 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. 51.00 lakhs	
Scheduled date of completion		12 months fi	om 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.
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VII installment	On completion - Rs. 2,00,000/-

## Terms & Conditions

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- 3. VAT, service tax, stamp duty & registration charges extra.
- 4. \* 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 113]

For further details or site visit contact:

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Mr. Anil kumar, Asst. Sales Manager

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## PRICING & PAYMENT TERMS

Villa Type	B - Single	A2 - Single	B - Duplex	A2 D 11 0 D 1	
Land Area	125 sq yds	175 sq yds	125 sq yds	A2 – Double & Duplex	
Build-up Area	910 sft	1,205 sft	1,710 sft	175 sq yds	
Sale consideration	Rs. 23.50 lakhs	Rs. 31.00 lakhs	Rs. 34.00 lakhs	2,265 & 2,255 sft	
Amenities charges	Rs. 25.30 lakhs   Rs. 31.00 lakhs   Rs. 34.00 lakhs   Rs. 48.00 lakhs   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

#### 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

- 1. Offer valid upto 31st December 2015.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- 3. VAT, service tax, stamp duty & registration charges extra.
- 4. \* 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 112]

For further details or site visit contact:

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## PRICING & PAYMENT TERMS

Villa Type	B - Single	42 0: 1	T	
Land Area		A2 - Single	B - Duplex	A2 – Double & Duplex
Build-up Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Sale consideration	910 sft	1,205 sft	1,710 sft	2,265 & 2,255 sft
	Rs. 23.50 lakhs	Rs. 31.00 lakhs	Rs. 34.00 lakhs	Rs. 48.00 lakhs
Amenities charges		Rs. 2.5	0 lakhs per villa	105. 40.00 Takits
Water, electricity & generator backup charges			,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

Payment Terms

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

## Terms & Conditions

- 1. Offer valid upto 30<sup>th</sup> November 2015.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- 3. VAT, service tax, stamp duty & registration charges extra.
- 4. \* 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 111]

For further details or site visit contact:

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## PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 - Single	A2 - Single	B - Duplex	A1 & A2 – Double
Land Area	125 sq yds	175 sq yds		i	& Duplex
Build-up Area			175 sq yds	125 sq yds	175 sq yds
Sale consideration	910 sft	1,215 sft	1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 23.50	Rs. 32.00	Rs. 31.00	Rs. 34.00	,
	lakhs	lakhs	lakhs	lakhs	Rs. 48.00 lakhs
Amenities charges	Rs. 2.50 lakhs per villa				
Water, electricity &				- Villa .	
generator backup charges	<u> </u>	/ /	Rs. 50,000/- pe	ar villa - ₹	
Total Sale consideration	Rs. 26.50	Rs. 35.00	Rs. 34.00	Rs. 37.00	<del>/ /</del>
	lakhs	lakhs	lakhs	lakhs	Rs. 51.00 lakhs

12 months from date of signing agreement
Rs. 25,000/-
Rs. 2,00,000/- within 15 days of booking.
15% of sale consideration within 30 days of booking.
Within 7 days of completing plinth beam.
Within 7 days of completing RCC structure.
Within 7 days of completing brick work and internal plastering
Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
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On completion - Rs. 2,00,000/-

## Terms & Conditions

VII installment

I. Offer valid upto 31st October 2015.

Scheduled date of completion

2. Corpus fund of Rs. 30,000/- payable extra.

3. VAT, Service Tax, Stamp duty & Registration charges extra.

4. \* 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 109]

For further details or site visit contact:

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

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Phone: +91-92470 73975.

Email: mnm@modiproperties.com



Head Office: 5-4-187/3&4, IJ Floor, M.G. Road,

3 months from date of signing agreement

Secunderabad - 500 003.
Phone :+91-40-66335551
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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)

Tito (III Its.	Danis						
Villa Type	Land area	Built-up	Terrace &	Total area	Price for	Special	Discounted
	in sq yds	area in sft	portico	in sft	deluxe	discount	price
			area in sft		bungalow		,
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 /

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Payment Terms		
Booking Amount	Rs. 25,000/-	
1.2	D 00000/ 111 15 1 C1	

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

Scheduled date of completion

- 1. Offer valid upto 30<sup>th</sup> September 2015.
- 2. Corpus fund of Rs. 50,000/- payable extra.
- 3. VAT, Service Tax, Stamp duty & Registration charges extra.
- 4. \* Installments III 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 - 255]

#### For further details or site visit contact:

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

#### PRICING & PAYMENT TERMS

Villa Type	_				A1 & A2 – Double
L	B - Single	A1 - Single	A2 - Single	B - Duplex	& Duplex
Land Area	125 sq yds	175 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 sft	1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 23.50	Rs. 32.00	Rs. 31.00	Rs. 34.00	
	lakhs	lakhs	lakhs	lakhs	Rs. 48.00 lakhs
Amenities charges	Rs. 2.50 lakhs per villa				
Water, electricity &					
generator backup charges	,	/ ,	Rs. 50,000/- pg	er villa	/
Total Sale consideration	Rs. 26.50 <b>&lt;</b>	Rs. 35.00	Rs. 34.00 🗸	Rs. 37.00 🗸	
	lakhs	lakhs	lakhs	lakhs	Rs. 51.00 lakhs

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

aymone verms	
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

- 1. Offer valid upto 30<sup>th</sup> September 2015.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- 3. VAT, Service Tax, Stamp duty & Registration charges extra.
- 4. \* 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 108]

For further details or site visit contact:

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Mr. Anil kumar, Asst. Sales Manager

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

Secunderabad - 500 003. Phone: +91-40-66335551 Email: info@modiproperties.com www.modiproperties.com

### **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
Туре С	117	1,467	192	1,659	4129	42.94
Type D	117	1,529	202	1,731	42.58	44.31

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

1. Offer valid upto 31st July 2015.

Scheduled date of completion

- Corpus fund of Rs. 50,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- 4. \* Installments III 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 - 253]

## For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager Mr. Anil kumar, Asst. Sales Manager

Mrs. Reshma Bodke, Sales Executive

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Rampally, Keesara, Hyderabad – 501 301.

Phone: +91-92470 73975.

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Head Office: 5-4-187/384, II Floor, M.G. Road,

Secunderabad - 500 003.

Phone: +91-40-66335551

Email: info@modiproperties.com
www.modiproperties.com

3 months from date of signing agreement

#### 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	4129	42.94
Type D	117	1,529	202	1,731	42.58 /	44.31 /

Payment Terms	Verilite A. 4
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**

1. Offer valid upto 31st August 2015.

Scheduled date of completion

- 2. Corpus fund of Rs. 50,000/- payable extra.
- 3. VAT, Service Tax, Stamp duty & Registration charges extra.
- 4. \* Installments III 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 - 254]

#### For further details or site visit contact:

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Mr. Venkata Ramana, Sales Executive





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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	
Build-up Area	910 sft	1,215 sft	1,205 sft	1,710 sft	2,265 & 2,255 sft	
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/- pc	er villa		
Total Sale consideration	Rs. 26.50 (	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
Payment Terms	Vex'185
Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
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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**

- 1. Offer valid upto 31<sup>st</sup> August 2015.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- 3. VAT, Service Tax, Stamp duty & Registration charges extra.

4. \* 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.

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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. 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/			
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
Payment Terms	veribias 2
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.
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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

1. Offer valid upto 31st July 2015.

2. Corpus fund of Rs. 30,000/- payable extra.

3. 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:

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APPROVED BY

24 JUN 2013

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MANAGING DIRECTOR

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Super built	up area details					COS SAM F	7
Modi & Modi Constructions		Ca			1 3/0 C QA 12	17A /	
Niligiri Esta			- Allo			NOVED BY	001
	27.03.15					1	
Prepared by							
					1		
	Bungalow		Ground Floor	First Floor	Terrace	Super built-up	
S.No	No.	Туре	Area	Area	Area	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	ТҮРЕ-В	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
$\frac{31}{32}$	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		2,255.00	Vacant
39	39	TYPE-A2	1100	1,050			Vacant
40	40	TYPE-A2	1100	1,050	<del></del>		Vacant
41	41	TYPE-A2	1100	1,050			Vacant
42	42	TYPE-A2	1100	1,050			Vacant
43	43	TYPE-A2	1100	1,050	- <del></del>		Vacant
44	44	TYPE-A2	1100	1,050		and annual and a second control of the secon	Vacant
45	45	TYPE-A2	1100	1,050		·   · · · · · · · · · · · · · · · · · ·	Vacant
46	46	TYPE-A2	1100	1,050			Vacant
47	47	TYPE-A2	1100	1,050			Vacant
48	48	TYPE-A2	1100	1,050			Vacant
49	49	TYPE-A2	1100	1,050			Vacant



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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			10. 17.00 langs
Water, electricity & generator backup charges	Rs. 50,000/2 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	Vax. b. Su
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

1. Offer valid upto 30<sup>th</sup> June 2015.

2. Corpus fund of Rs. 30,000/- payable extra.

3. VAT, Service Tax, Stamp duty & Registration charges extra.

4. \* 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:

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Mr. Anil, Asst. Sales Manager

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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

t ay mem Texmis	
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

- 1. Offer valid upto 31st May 2015.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- 3. VAT, Service Tax, Stamp duty & Registration charges extra.
- 4. \* 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:

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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

- 1. Offer valid upto 31<sup>st</sup> May 2015.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- 3. VAT, Service Tax, Stamp duty & Registration charges extra.
- 4. \* 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:

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NE PPT



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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/		- Arthur
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/-

#### Terms & Conditions

- 1. Offer valid upto 31st May 2015.
- 2. Corpus fund of Rs. 30,000/- payable extra.
- 3. VAT, Service Tax, Stamp duty & Registration charges extra.
- 4. \* 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:

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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 (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/z-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 30<sup>th</sup> 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 102)

				(FF1 102)		
Payment Terms.	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex		
Installments	Due date	<u> </u>	<u> </u>			
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					
III installment* - 25% of balance amount	On completion of foo	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 bal	nman1	0 1 1			

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 teady to take possession of the villa.

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager

Mrs. Reshma Bodke, Sales Executive

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# **NILGIRI ESTATES**

#### **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

1. Offer valid upto 31st March 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.

	·			(PPT 101)		
Payment Terms.	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex		
Installments	Due date	<u> </u>		& Daplex		
Booking Amount	Rs. 25,000/-					
I installment	Rs. 2,00,000/- within	15 days of booking.		4		
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		
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 bri	ck work and plastering	3			
VI installment* - 25% of balance amount	On completion of flo switches, first coat of	oring, bathroom tiles,	doors, windows, electr	ical wiring and		
On completion	Rs. 2,00,000/-	. ,				
Note: 1 * Installments III	40 X/T -1 -12 T - 0 - 1 - 1 - 1					

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:

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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 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	1 111 W 112 Shigh	D Duplox	w Duplex		
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 45 days of signing agreement 45 days of signing agreement					
III installment* - 25% of balance amount	On completion of foo	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/-					
Nictor 1 * Installments III to VI shall be for the belong selection of an deduction beating a selection of the first and the fir						

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

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MANAGING DIRECTOR

#### EARLY BIRD OFFER PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex
	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			12.50 luxiis
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 15<sup>th</sup> April, 2015.

Scheduled date of completion -12 months from date of signing of agreement of sale. 2.

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)
B - Single	A1 & A2 - Single	B - Dunley	A1 & A2 – Double
Due date	L	D Duplex	& Duplex
Rs. 25,000/-			
Rs. 2,00,000/- within 15 days of booking.			
Rs. 3 lakhs within 45 days of signing	Rs. 4 lakhs within 45 days of signing	Rs. 5 lakhs within 45 days of signing	Rs. 6 lakhs within 45 days of signing
On completion of footings and plinth beam.			
On completion of RCC structure			
On completion of brid	ck work and plastering		
On completion of floo switches, first coat of	oring, bathroom tiles, or	doors, windows, electr	ical wiring and
Rs. 2,00,000/-	7		
	Rs. 25,000/- Rs. 2,00,000/- within Rs. 3 lakhs within 45 days of signing agreement On completion of for On completion of RC On completion of bri On completion of floo switches, first coat of Rs. 2,00,000/-	Due date  Rs. 25,000/-  Rs. 2,00,000/- within 15 days of booking.  Rs. 3 lakhs within 45 days of signing agreement  On completion of footings and plinth beam  On completion of RCC structure  On completion of brick work and plastering  On completion of flooring, bathroom tiles, switches, first coat of paint, etc.  Rs. 2,00,000/-	Due date  Rs. 25,000/-  Rs. 2,00,000/- within 15 days of booking.  Rs. 3 lakhs within 45 days of signing agreement 45 days of signing agreement On completion of footings and plinth beam.  On completion of RCC structure  On completion of flooring, bathroom tiles, doors, windows, electriswitches, first coat of paint, etc.

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

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