



**NILGIRI**  
H O M E S

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Comparative Statement - Town Houses Vs Flats  
Buy a Town House in place of a Flat!

| Sl. No | Description                       | Flat at Greenwood Residency                                                                                                                                                                          | Town House at Nilgiri Homes                                                                                                                                                                      |
|--------|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Super built-up area of 3 BHK unit | 1,332 sft built-up area + 333 sft common area = 1,665 sft super built-up area                                                                                                                        | 1,461 built-up area + 60 sft exclusive terrace area on first floor + 138 sft area under portico = 1,691 sft                                                                                      |
| 2.     | Usable area for living            | 1,332 sft                                                                                                                                                                                            | 1,461 + 60 sft = 1,521 sft                                                                                                                                                                       |
| 3.     | Price of deluxe unit              | Rs. 43.21 lakhs                                                                                                                                                                                      | Rs. 42.94 lakhs                                                                                                                                                                                  |
| 4.     | Price per sft of usable area      | Rs. 3,244/- per sft                                                                                                                                                                                  | Rs. 42.94 lakhs                                                                                                                                                                                  |
| 5.     | Exclusive lawn area               | Nil                                                                                                                                                                                                  | 140 sft exclusive space for private use                                                                                                                                                          |
| 6.     | Utility area                      | Included within flat area                                                                                                                                                                            | 120 sft open to sky exclusive area for personal use                                                                                                                                              |
| 7.     | Terrace area                      | Nil                                                                                                                                                                                                  | 473 sft of exclusive terrace area on top floor for personal use                                                                                                                                  |
| 8.     | Land area                         | 68 sq. yds of undivided share of land                                                                                                                                                                | 117 sq yds area clearly defined by meets and bounds                                                                                                                                              |
| 9.     | Nature of unit                    | Flat. Governed by common byelaws of the Association. Shared access through common passages.                                                                                                          | Independent house clearly demarked.                                                                                                                                                              |
| 10.    | Nature of development             | Gated community with modern amenities like clubhouse, swimming pool, etc. High density development, 56 flats per acre of land. Lesser open space and moderate pressure on common amenities provided. | Gated community with modern amenities like clubhouse, swimming pool, etc. Low density development, less than 15 houses per acre. Large open spaces with no pressure on common amenities provided |
| 11.    | Parking                           | Parking on stilt floor. High horizontal and vertical travel distance from parking                                                                                                                    | Parking right next to main door of house                                                                                                                                                         |
| 12.    | Appreciation                      | Moderate. Construction depreciates marginally over time, in case maintenance is not up to the mark.                                                                                                  | High. In general land appreciates faster than constructed area.                                                                                                                                  |
| 13.    | Repairs and renovation            | External elevation and common areas are beyond the scope of the owner and is entirely dependent on Association.                                                                                      | Owner has total control on their independent town house                                                                                                                                          |
| 14.    | Conclusion                        | A town house is a far better proposition than flat in terms of value for money and an outright winner when the entire package is considered holistically.                                            |                                                                                                                                                                                                  |