MAYFLOWER Platinum
Site Office : Sy. No. 82/1, Mallapur Main Road,
Hyderabad- 500 076, ☎ : +91- 91213 10555
✉ : mpl@modiproperties.com
Developed by : Modi Properties Pvt. Ltd.

MODI PROPERTIES
Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40663 35551,
✉ info@modiproperties.com www.modiproperties.com

PRICING & PAYMENT TERMS

Block	A, B1, B2, B4, B5 & C
Rate for Deluxe Apartment	Rs. 4,499/- per sft
Rate for Luxury Apartment	Rs. 4,599/- per sft
Amenities charges	Rs. 3,00,000/-
Car parking charges	Rs. 2,00,000/-
Water, electricity & generator backup charges	Rs. 75,000/-
Additional charges for floor rise from 6th to 10th floor is Rs. 50/- per floor.	

Price (in Rs. Lakhs)

Block A Flat no.	Block B Flat no.	Block C Flat no.	Flat Type	Area (sft)	Deluxe Price Block A, B1, B2, B4, B5 & C	Luxury Price Block A, B1, B2, B4, B5 & C
1 to 5	1	1, 2, 3, 4	3 bedroom	1,500	73.24	74.74
-	2		4 bedroom	2,140	102.03	104.17
6 to 8	3 to 5	5, 6	3 bedroom	1,800	86.73	88.53

Scheduled date of completion (from date of signing agreement)

Block No.	A	B (flat no. 1 & 5)	C (flat no.1 to 5) & B (flat no. 2, 3 & 4)
Date	12 months	12 months	21 months

Payment Terms

Booking amount	Rs. 25,000/- on booking
I Installment	Rs. 2,00,000/- within 15 days of booking
II Installment	15% of sale consideration to be paid within 30 days.
III Installment* - 10% of balance amount	Within 45 days of booking.
IV Installment* - 40% of balance amount	Within 7 days of completing slab
V Installment* - 30% 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.
VI I Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

1. Offer valid upto 30th April, 2020.
2. Car parking charges for single car park included in above price. Family car parking Rs. 1,00,000 extra.
3. Corpus fund Rs. 30,000/-.
4. Modular kitchen of standard size with hob & chimney shall be provided only if 15% of sale consideration is paid within 30 days of booking.
5. GST, Stamp duty & registration charges extra.
6. * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments. Where these works have already been completed then, installments shall become due within 45 days from booking. [PPT 124]

For further details or site visit contact:

Mr. Ashok, Sr. Sales Manager +91 70321 07065
Mr. Mushtaq Ali, Sales Manager +91 95021 55544
Mrs. Naveena, Asst. Sales Manager +91 95023 00311

Specifications

Deluxe flat:

Structure	:	RCC
Walls	:	4”/6” solid cement blocks
External painting	:	Exterior emulsion
Internal painting	:	Smooth finish with OBD / Emulation
Flooring	:	2’ x 2’ vitrified tiles
Door frames	:	WPC
Main door	:	Polished panel door
Other doors	:	Painted panel doors
Electrical	:	Copper wiring with branded modular switches
Windows	:	Powder coated aluminum sliding windows with grills
Bathrooms	:	Branded ceramic tiles – 4 / 7 ft height
Plumbing	:	CPVC & PVC pipes
Sanitary	:	Cera / Hindware or equivalent brand
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink

Luxury flat (deluxe flat with following alterations):

False ceiling	:	Designer false ceiling in drawing & dining and plain false ceiling in all bedrooms.
Windows	:	Mosquito mesh in bedrooms.
Bathrooms	:	Glass partition for shower.
Kitchen	:	Modular kitchen of specified design with hob & chimney
AC	:	Provision for VRF AC.

Note:

1. Choice of 2 colors for interior painting, Western / Anglo-Indian W C and 2 or 3 combinations of bathroom tiles shall be provided.
2. Changes to external appearance and color shall not be permitted.
3. Fixing of grills to the main door or balconies shall not be permitted.
4. Change of doors or door frames shall not be permitted.
5. Changes in walls, door positions or other structural changes shall not be permitted.
6. Only select alterations shall be permitted at extra cost.
7. RCC lofts and shelves shall not be provided.
8. Design and make of furniture, furnishings, modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice.