



Site Office : Sy. No. 19
Mallapur, Hyderabad - 500 076.
☎ +91 91210 21718 ✉ gmr@modiproperties.com
Developed by: Modi Realty Mallapur LLP



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

SPECIAL UGADI OFFER!
PRICING & PAYMENT TERMS

Block	A, B, C & F
Rate for Deluxe Apartment	Rs. 4,299/- per sft
Rate for Luxury Apartment	Rs. 4,399/- per sft
Amenities charges	Rs. 2,50,000/-
Car parking charges	Rs. 2,00,000/-
Water, electricity & generator backup charges	Rs. 75,000/-

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Deluxe Price (Block A, B, C & F)	Luxury Price (Block A, B, C & F)
3 bedroom	1,360	63.72	65.08
3 bedroom	1,660	76.61	78.27

Scheduled date of completion (from date of signing agreement)

Block No.	A & B	C & F
Date	15 months	24 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 7 days of completing plinth beams.
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.
VII Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

- Offer valid upto 31st March, 2020.
- Special Ugadi Offer – GST charges waived if I & II instalment is paid in time. (*T&C apply).
- Car parking charges for single car park included in above price.
- Corpus fund Rs. 30,000/-.
- Stamp duty & registration charges extra.
- * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments. [PPT 113]

For further details or site visit contact:

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Specifications

Deluxe flat:

Structure	:	RCC.
Walls	:	4"/6" solid cement blocks.
External painting	:	Exterior emulsion.
Internal painting	:	Smooth finish with OBD.
Flooring	:	2' x 2' vitrified tiles.
Door frames	:	Wood (non-teak)/WPC.
Main door	:	Polished panel door.
Other doors	:	Painted panel doors.
Electrical	:	Copper wiring with 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.
False ceiling	:	Choice of 2 designs for drawing and dining rooms.
Bathrooms	:	Glass partition for shower.
Kitchen	:	Modular kitchen of specified design with hob, chimney and designer sink.

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.