



Site Office : Sy. No. 100/2, Rampally, Keesara  
Hyderabad- 501 301, ☎ +91 92470 73975  
✉ nilgiriestate@modiproperties.com  
Owned & Developed by : NILGIRI ESTATES



**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

(In Rs. Lakhs)

| Type         | Land area in sq. yds | Built-up area in sft | Sale consideration | Amenity charges | Water & electricity & generator backup charges | Total sale consideration |
|--------------|----------------------|----------------------|--------------------|-----------------|------------------------------------------------|--------------------------|
| B1 & B2 2BHK | 125                  | 915                  | 51.00              | 3.50            | 0.50                                           | 55.00                    |

Scheduled date of completion (from date of signing agreement)

|      |          |
|------|----------|
| Date | 3 months |
|------|----------|

#### Payment Terms

|                                          |                                                                                      |
|------------------------------------------|--------------------------------------------------------------------------------------|
| Booking Amount                           | Rs. 25,000/-                                                                         |
| I installment                            | Rs. 2,00,000/- within 15 days of booking.                                            |
| II installment                           | 40% of sale consideration within 30 days of booking.                                 |
| III installment* - 50% of balance amount | 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint. |
| IV installment* - 50% of balance amount  | On release of mortgage/ receipt of occupancy certificate.                            |
| V installment                            | Rs. 2,00,000/- on completion.                                                        |

#### Terms & Conditions

- Offer valid upto 31<sup>st</sup> March, 2020.
- Corpus fund of Rs. 30,000/- payable extra.
- GST, stamp duty & registration charges extra.
- \* Installments III to IV 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.
- Additional charge for extra land Rs. 20,000 per sq yard.

[PPT 152]

For further details or site visit contact:  
Mr. Raj Kumar, Sr. Sales Manager

+ 91 70327 26321

### **Specifications:**

|                              |   |                                                                  |
|------------------------------|---|------------------------------------------------------------------|
| • Structure                  | : | RCC.                                                             |
| • Walls                      | : | Cement blocks.                                                   |
| • External painting          | : | Exterior emulsion.                                               |
| • Interior painting          | : | Smooth finish with emulsion.                                     |
| • Flooring, drawing & dining | : | 1,600 x 800vmm branded vitrified tiles.                          |
| • Flooring master bedroom    | : | 1,200 x 200vmm wood finish branded tiles.                        |
| • Flooring other area        | : | 2' x 2'branded vitrified tiles.                                  |
| • Main door                  | : | Wood with polished panel door.                                   |
| • Internal door frames       | : | Wood with paint.                                                 |
| • Door shutters              | : | Painted panel doors with branded hardware.                       |
| • Windows                    | : | Aluminium sliding windows with grills & mosquito mesh.           |
| • Sanitary                   | : | Cera / Parryware/ Hindware or equivalent brand.                  |
| • CP fittings                | : | Branded quarter turn.                                            |
| • Bathrooms                  | : | Branded designer tiles upto 7 ft and glass partition for shower. |
| • Kitchen                    | : | Granite slab with 2ft dado and SS sink.                          |
| • Electrical                 | : | Copper wiring with branded modular switches.                     |
| • Plumbing                   | : | CPVC, PVC & eco-drain pipes.                                     |

### **Note :**

1. Choice of 2 colours 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.