



Site Office : Sy. Nos. 193 to 195, Kushaiguda,
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✉ vista@modiproperties.com
Owned & Developed by: M/s. VISTA HOMES



**MODI
PROPERTIES**

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

Block	E
Rate for Deluxe apartment + FREE Modular kitchen ⁵	Rs. 3,999/- per sft.
Amenities charges	Rs. 2,00,000/- & 2,50,000/- for 2 & 3 bedroom flats
Car parking charges	Rs. 1,50,000/-
Water, electricity & generator backup charges	Rs. 60,000/-

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Deluxe Flat
2 bedroom	950	42.09
2 bedroom	1,070	46.89
3 bedroom	1,220	53.39
3 bedroom	1,555	66.78

Scheduled date of completion (from date of signing agreement)

Block no.	A, B, C, D, F, G, H & I Blocks	E Block
Date	Completed & soldout	6 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* - 50% of balance amount	Within 60 days of booking.
IV Installment* - 30% of balance amount	Within 7 days of completing brick work and internal plastering
V Installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VI Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions

- Offer valid upto 30th April, 2020.
- Water, electricity and generator backup charges included in above price.
- Car parking charges for single car park included in above price.
- Corpus fund of Rs. 15,000/- and Rs. 20,000/- for 1/2 & 3 bedroom flats respectively.
- Modular kitchen of standard size and make shall be provided free of cost if I & II, installments are paid within 30 days of booking.
- * Installments III, IV & V 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.
- GST, Stamp duty & registration charges extra. (PPT 219)

For further details or site visit contact:

Mr. Sanjeet Singh, K, Sr. Sales Manager
Mr. Anand Netha, Sr. Sales Manager
Mr. Gopal Reddy, Sr. Sales Executive

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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/ Emulation.
Flooring	:	24” vitrified tiles.
Door frames	:	Wood (non-teak).
Main door	:	Laminated / polished panel door.
Other doors	:	Painted panel doors.
Electrical	:	Copper wiring with modular switches.
Windows	:	Powder coated aluminum sliding windows with grills.
Bathrooms	:	Branded designer ceramic tiles – 4 / 7 ft height.
Plumbing	:	UPVC / GI & PVC pipes.
Sanitary	:	Cera / Parryware or equivalent brand.
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink.
Kitchen	:	Modular kitchen of specified design.
French window	:	12 mm toughened glass 8’ x 7’ sliding French window for sit-out (C block only).

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.
8. Design and make of 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

(Spec # 219 – Valid upto 30.04.2020)