

PRICING & PAYMENT TERMS

(in Rs. Lakhs)

Type	Land area in sq. yds	Built-up area in sft	Sale consideration	Utility + amenity charges	Total sale consideration
A2 Duplex	161	2,040	82.00	1.00 + 4.00	87.00

Scheduled date of completion

Villa no. 29 to 31, 82 & 95	3 months from signing agreement
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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	Within 7 days of release of mortgage/receiving occupancy certificate.
V installment	Rs. 2,00,000/- on completion.

Terms & Conditions:

- Offer valid upto 31st January, 2020.
- Corpus fund of Rs. 50,000/- 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.
- Rs. 30,000/- per sq yds extra for plot sizes larger than 161 sq yds.
- Utility charges are for water, electricity and generator back-up.

[PPT 201]

For further details or site visit contact:

Mr. Nagarjuna, Sales Manager	+ 91 99499 93587
Mr. Satish, Sr. Sales Executive	+ 91 95022 00711
Ms. Swetha, Sales Executive	+ 91 95027 33388

Specifications

• Structure	:	RCC.
• Walls	:	Cement blocks.
• External painting	:	Exterior emulsion.
• Interior painting	:	Smooth finish with emulsion.
• Flooring drawing & dining:	:	1,600 x 800 mm branded vitrified tiles.
• Flooring master bedroom	:	1,200 x 200 mm 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.



Site Office : Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad- 500 062, ☎ +91-40-6464 4006.
✉ vista@modiproperties.com
Owned & Developed by: M/s. VISTA HOMES



**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	E
Rate for Semi-deluxe apartment	Rs. 3,349/- per sft.
Rate for Deluxe apartment + FREE Modular kitchen ⁵	Rs. 3,399/- 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)	Semi Deluxe	Deluxe Flat Flat
2 bedroom	950	35.92	36.39
2 bedroom	1,070		
3 bedroom	1,220	45.46	46.07
3 bedroom	1,555		

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 31st January, 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 215)

For further details or site visit contact:

Mr. Sanjeet Singh K, Sr. Sales Manager
Mr. Anil, Asst. Sales Manager

+ 91 95027 59933
+91 77022 26063

Specifications

Semi-deluxe flat:

Structure	:	RCC
Walls	:	4"/6" solid cement blocks
External painting	:	Exterior emulsion
Internal painting	:	Smooth finish with OBD/ Emulation
Flooring	:	12" ceramic tiles
Door frames	:	Wood (non-teak)
Main door	:	Laminated / polished panel door
Other doors	:	Painted flush doors
Electrical	:	Copper wiring with modular switches
Windows	:	Powder coated aluminum sliding windows with grills
Bathrooms	:	Standard 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
French window	:	12 mm toughened glass 8' x 7' sliding French window for sit-out (C block only).

Deluxe flat (same as semi-deluxe flat with following alterations):

Flooring	:	24" vitrified tiles
Other doors	:	Painted panel doors
Bathrooms	:	Branded designer ceramic tiles – 4 / 7 ft height
Kitchen	:	Modular kitchen of specified design

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 # 215 – Valid upto 31.01.2020)