



Sy. no. 196, Kowkur, Bollaram, Secunderabad - 500010.

☎ 91210 21819 ✉ ght@modiproperties.com

Developed by: Mehta & Modi Realty Kowkur LLP



**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

Rate	Rs. 3,499/- per sft
Amenities charges	Rs. 3,00,000/-
Car parking charges	Rs. 2,00,000/-
Water, electricity & generator backup charges	Rs. 75,000/-

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Price
3 bedroom	1,715	65.76

Scheduled date of completion (from date of signing agreement)

Block No.	A	B
Date	NA	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% 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:

1. Offer valid upto 31st January, 2020.
2. Car parking charges for single car park included in above price.
3. Corpus fund Rs. 30,000/-.
4. GST, stamp duty & registration charges extra.
5. * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments. [PPT 106]

For further details or site visit contact:

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Specifications:

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	:	WPC
Doors	:	Painted panel doors
Electrical	:	Branded Copper wiring with modular switches
Windows	:	Powder coated aluminium sliding windows with grills
Bathrooms	:	Branded ceramic tiles – 4 / 7 ft height
Plumbing	:	CPVC & PVC pipes
Sanitary	:	Branded sanitaryware
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS 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. Specifications / plans subject to change without prior notice.