



Site Office : Sy. No. 82/1, Mallapur Main Road,
Hyderabad- 500 076, ☎ : +91- 91213 10555
✉ : mpl@modiproperties.com
Developed by : Modi Properties Pvt. Ltd.



**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 A, B1 & B5	Block B2 to B4 & C
Rate for Deluxe Apartment	Rs. 4,299/- per sft	Rs. 4,399/- per sft
Rate for Luxury Apartment	Rs. 4,399/- per sft	Rs. 4,499/- per sft
Amenities charges	Rs. 3,00,000/-	
Car parking charges	Rs. 2,00,000/-	
Water, electricity & generator backup charges	Rs. 75,000/-	
Additional charges for floor rise from 6 th to 10 th floor is Rs. 50/- per floor.		

Price (in Rs. Lakhs)

Block A Flat no.	Block B Flat no.	Block C Flat no.	Flat Type	Area (sft)	Deluxe Price Block A & B1	Luxury Price Block A & B1	Deluxe Price (Block B2 to B4 & C)	Luxury Price (Block B2 to B4 & C)
1 to 5	1	1, 2, 3, 4	3 bedroom	1,500	70.24	71.74	71.74	73.24
-	2		4 bedroom	2,140	-	-	99.89	102.03
6 to 8	3 to 5	5, 6	3 bedroom	1,800	83.13	84.93	84.93	86.73

Scheduled date of completion (from date of signing agreement)

Block No.	A	B (flat no. 1 & 5)	C (flat no.1 to 5) & B (flat no. 2, 3 & 4)
Date	12 months	21 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 45 days of booking.
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.
VI I Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

- Offer valid upto 31st January, 2020.
- Car parking charges for single car park included in above price. Family car parking Rs. 1,00,000 extra.
- Corpus fund Rs. 30,000/-.
- Modular kitchen of standard size with hob & chimney shall be provided only if 15% of sale consideration is paid within 30 days of booking.
- GST, stamp duty & registration charges extra.
- * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments. Where these works have already been completed then, installments shall become due within 45 days from booking.

[PPT 119]

For further details or site visit contact:

Mr. Ashok, Sr. Sales Manager

+91 70321 07065

Mr. Mushtaq Ali, Sales Manager

+91 95021 55544

Mrs. Naveena, Asst. Sales Manager

+91 95023 00311

Specifications

Deluxe flat:

Structure	:	RCC
Walls	:	4"/6" solid cement blocks
External painting	:	Exterior emulsion
Internal painting	:	Smooth finish with OBD / Emulation
Flooring	:	2' x 2' vitrified tiles
Door frames	:	WPC
Main door	:	Polished panel door
Other doors	:	Painted panel doors
Electrical	:	Copper wiring with branded 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 and plain false ceiling in all bedrooms.
Windows	:	Mosquito mesh in bedrooms.
Bathrooms	:	Glass partition for shower.
Kitchen	:	Modular kitchen of specified design with hob & chimney
AC	:	Provision for VRF AC.

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.
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Rate for Luxury Apartment	Rs. 4,399/- per sft	Rs. 4,499/- per sft
Amenities charges	Rs. 3,00,000/-	
Car parking charges	Rs. 2,00,000/-	
Water, electricity & generator backup charges	Rs. 75,000/-	
Additional charges for floor rise from 6 th to 10 th floor is Rs. 50/- per floor.		

Price (in Rs. Lakhs)

Block A Flat no.	Block B Flat no.	Block C Flat no.	Flat Type	Area (sft)	Deluxe Price Block A & B1	Luxury Price Block A & B1	Deluxe Price (Block B2 to B4 & C)	Luxury Price (Block B2 to B4 & C)
1 to 5	1	1, 2, 3, 4	3 bedroom	1,500	70.24	71.74	71.74	73.24
-	2		4 bedroom	2,140	-	-	99.89	102.03
6 to 8	3 to 5	5, 6	3 bedroom	1,800	83.13	84.93	84.93	86.73

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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.
VI I Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

- Offer valid upto 31st January, 2020.
- Car parking charges for single car park included in above price. Family car parking Rs. 1,00,000 extra.
- Corpus fund Rs. 30,000/-.
- Modular kitchen of standard size with hob & chimney shall be provided only if 15% of sale consideration is paid within 30 days of booking.
- GST, stamp duty & registration charges extra.
- * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments. Where these works have already been completed then, installments shall become due within 45 days from booking.

[PPT 119]

For further details or site visit contact:

Mr. Ashok, Sr. Sales Manager

+91 70321 07065

Mr. Mushtaq Ali, Sales Manager

+91 95021 55544

Mrs. Naveena, Asst. Sales Manager

+91 95023 00311

Specifications

Deluxe flat:

Structure	:	RCC
Walls	:	4"/6" solid cement blocks
External painting	:	Exterior emulsion
Internal painting	:	Smooth finish with OBD / Emulation
Flooring	:	2' x 2' vitrified tiles
Door frames	:	WPC
Main door	:	Polished panel door
Other doors	:	Painted panel doors
Electrical	:	Copper wiring with branded 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 and plain false ceiling in all bedrooms.
Windows	:	Mosquito mesh in bedrooms.
Bathrooms	:	Glass partition for shower.
Kitchen	:	Modular kitchen of specified design with hob & chimney
AC	:	Provision for VRF AC.

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.
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6. Only select alterations shall be permitted at extra cost.
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APARTMENTS @ Genome Valley

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PRICING & PAYMENT TERMS

Flat Type	Area (sft)	Deluxe Price
2BHK without car parking	800	23.50 Lakhs
2BHK with car parking	800	25.00 Lakhs

Scheduled date of completion (from date of signing agreement)

Date	9 months
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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.
VI I 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 for flat no's 1, 3, 4 & 6.
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 110]

For further details or site visit contact:

Mr. Suresh, Sr. Sales Manager	+91 98666 69768
Mr. Nagireddy, Asst. Sales Manager	+91 99595 66505
Mr. Kranthi, Sr. Sales Executive	+91 99637 53556



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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 aluminum 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.
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PRICING & PAYMENT TERMS

Flat Type	Area (sft)	Deluxe Price
2BHK without car parking	800	23.50 Lakhs
2BHK with car parking	800	25.00 Lakhs

Scheduled date of completion (from date of signing agreement)

Date	9 months
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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.
VI I 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 for flat no's 1, 3, 4 & 6.
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 110]

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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 aluminum 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.



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



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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
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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	On release of mortgage/ receipt of occupancy certificate.
V installment	Rs. 2,00,000/- on completion.

Terms & Conditions

- Offer valid upto 31st January, 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 149]

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 :

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7. RCC lofts and shelves shall not be provided.



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Car parking charges	Rs. 2,00,000/-	
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Additional charges for floor rise from 6 th to 10 th floor is Rs. 50/- per floor.		

Price (in Rs. Lakhs)

Block A Flat no.	Block B Flat no.	Block C Flat no.	Flat Type	Area (sft)	Deluxe Price Block A & B1	Luxury Price Block A & B1	Deluxe Price (Block B2 to B4 & C)	Luxury Price (Block B2 to B4 & C)
1 to 5	1	1, 2, 3, 4	3 bedroom	1,500	70.24	71.74	71.74	73.24
-	2		4 bedroom	2,140	-	-	99.89	102.03
6 to 8	3 to 5	5, 6	3 bedroom	1,800	83.13	84.93	84.93	86.73

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Specifications

Deluxe flat:

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6 to 8	3 to 5	5, 6	3 bedroom	1,800	83.13	84.93	84.93	86.73

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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.
VI I Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions:

- Offer valid upto 31st January, 2020.
- Car parking charges for single car park included in above price. Family car parking Rs. 1,00,000 extra.
- Corpus fund Rs. 30,000/-.
- Modular kitchen of standard size with hob & chimney shall be provided only if 15% of sale consideration is paid within 30 days of booking.
- GST, stamp duty & registration charges extra.
- * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments. Where these works have already been completed then, installments shall become due within 45 days from booking.

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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 / Emulation
Flooring	:	2' x 2' vitrified tiles
Door frames	:	WPC
Main door	:	Polished panel door
Other doors	:	Painted panel doors
Electrical	:	Copper wiring with branded 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 and plain false ceiling in all bedrooms.
Windows	:	Mosquito mesh in bedrooms.
Bathrooms	:	Glass partition for shower.
Kitchen	:	Modular kitchen of specified design with hob & chimney
AC	:	Provision for VRF AC.

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.