



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      |
|---------------------------------------------------------------------------------------------------------|---------------------|---------------------|
| Rate for Deluxe Apartment                                                                               | Rs. 4,199/- per sft | Rs. 4,299/- per sft |
| Rate for Luxury Apartment                                                                               | Rs. 4,299/- per sft | Rs. 4,399/- 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 <sup>th</sup> to 10 <sup>th</sup> floor is Rs. 50/- per floor. |                     |                     |

Price (in Rs. Lakhs)

| Block A<br>Flat no. | Block B<br>Flat no. | Flat Type | Area<br>(sft) | Deluxe Price<br>(Block A, B1<br>& B5) | Luxury Price<br>(Block A, B1<br>& B5) | Deluxe Price<br>(Block B2 to<br>B4) | Luxury Price<br>(Block B2 to<br>B4) |
|---------------------|---------------------|-----------|---------------|---------------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| 1 to 5              | 1                   | 3 bedroom | 1,500         | 68.74                                 | 70.24                                 | 70.24                               | 71.74                               |
| -                   | 2                   | 3 bedroom | 2,140         | -                                     | -                                     | 97.75                               | 98.89                               |
| 6 to 8              | 3 to 5              | 3 bedroom | 1,800         | 81.33                                 | 83.13                                 | 83.13                               | 84.93                               |

Scheduled date of completion (from date of signing agreement)

| Block No. | A         | B (flat no. 1 & 5) | B (flat no. 2, 3 & 4) |
|-----------|-----------|--------------------|-----------------------|
| Date      | 18 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 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:

- Offer valid upto 31<sup>st</sup> December, 2019.
- 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 116]

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                             |
| Flooring          | : | 2' x 2' vitrified tiles                            |
| Door frames       | : | Wood (non-teak)                                    |
| Main door         | : | Polished panel door                                |
| Other doors       | : | Painted panel doors                                |
| Electrical        | : | 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          | : | 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.