



APARTMENTS @ Genome Valley

Site Office : Plot no 23, MBR Enclave,
Sy. no. 1, Muraharipally, Medchal Mandal, Hyderabad - 500078.
☎ 91210 21717 ✉ mga@modiproperties.com
Developed by: Aedis Developers 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

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	15 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 December, 2019.
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..

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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 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.