



NILGIRI
H O M E S

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MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

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PRICING & PAYMENT TERMS

Rate for Semi-deluxe Villa / Town House	Rs. 1,799/- per sft
Rate for Deluxe Villa / Town House	Rs. 1,899/- per sft
Land rate	Rs. 7,000/- per sq. yd.
Amenities charges	Rs. 2.50 lakhs
Water, electricity & generator backup charges	Rs. 75,000/-

Price (in Rs. Lakhs)

Villa Type	Land area in sq. yds.	Built-up area in sft	Terrace & Portico area in sft	Total area in sft	Price for Semi- deluxe	Price for Delux e
Town House- Type A & B	117	1,461	198	1,659	41.29	42.94
Town House- Type C	117	1,467	192	1,659	41.29	42.94
Town House- Type D	117	1,529	202	1,731	42.58	44.31
Villa – Type G	170	1,694	391	2,085	52.66	54.74
Villa – Type H	170	1,753	218	1,971	50.61	52.58

Scheduled date of completion

Villa Type	All Town Houses & Villas
Date	Choice of 3 & 6 months from the date of booking

Terms & Conditions:

- Sale consideration has been calculated as follows:
 - Land rate @ Rs. 7,000/- per sq. yd. +
 - Construction @ Rs. 1,799/- per sft. For Villas & Town Houses +
 - Amenities charges: Rs. 2,50,000/- +
 - Water, electricity & generator backup charges: Rs. 75,000/-
- Offer valid upto 31st March 2015.
- Corpus fund of Rs. 40,000/- and Rs. 60,000/- for Town Houses & Villas extra.
- Free registration, VAT & ST offer. Registration at 100% sale deed value (Conditions apply).
- Purchasers availing a housing loan must apply within 15 days of booking and obtain necessary loan sanction within 30 days of booking. [PPT – 248]

Payment Terms – Installments Scheme

Schedule date of completion	3 months from booking*	6 months from booking
Installment Number	Due date for payment	
Booking Amount	Rs. 25,000/-	
I Installment	Rs. 2 00,000/- within 15 days of booking.	
II Installment	40% of sale consideration within 45 days of booking.	
III Installment	Within 2 months	Within 2 months
IV Installment		Within 4 months
On Completion	Rs. 2,00,000/-	

* Applicable only to Town houses / Villas where RCC & Civil work is completed.

Payment Terms – Housing Loan Scheme

Booking Amount	Rs. 25,000/- on Booking
I Installment	Rs. 2,00,000/- to be paid within 15 days of booking
II Installment	Margin money (i.e. Sale consideration minus Housing loan amount) subject to a minimum of 10% of sale consideration to be paid within 30 days.
Housing Loan Amount	75% of housing loan amount to be paid within 45 days of booking. 25% (Balance amount) of housing loan amount to be paid on completion of flooring, bathroom tiles, doors, windows & first coat of paint.
On completion	Rs. 2,00,000/-

For further details or site visit contact:

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