



Site Office: Sy. No. 1139, Shamirpet Village,  
Hyderabad – 500 078. Ph: +91-40-92470 24461.

**Owned & Developed by: Kadakia & Modi Housing**



**MODI**

PROPERTIES &  
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M.G. Road,  
Secunderabad - 500 003.

Phone : +91-40-66335551

Email: info@modiproperties.com

www.modiproperties.com

### PRICING & PAYMENT TERMS

|                                                |                       |
|------------------------------------------------|-----------------------|
| Rate for Semi-deluxe Bungalow                  | Rs. 1,749 /- per sft. |
| Rate for Deluxe Bungalow                       | Rs. 1,849/- per sft.  |
| Land rate                                      | Rs. 8000/- per sq yd. |
| Amenities charges                              | Rs. 2.50 lakhs        |
| .Water, electricity & generator backup charges | Rs. 75,000/-          |

#### **Price (in Rs. Lakhs)**

| Bungalow 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 Deluxe |
|---------------|-----------------------|----------------------|-------------------------------|-------------------|-----------------------|------------------|
| C             | 178                   | 1,605                | 226                           | 1,831             | 49.51                 | 51.35            |
| A             | 178                   | 1,620                | 229                           | 1,849             | 49.83                 | 51.68            |
| D             | 197                   | 1,847                | 230                           | 2,077             | 55.34                 | 57.41            |
| B             | 199                   | 1,928                | 238                           | 2,166             | 57.05                 | 59.22            |

#### **Scheduled date of completion**

|              |                                              |
|--------------|----------------------------------------------|
| Bungalow No. | All Bungalows                                |
| Date         | Choice of 9 & 12 months from date of booking |

#### **Terms & Conditions:**

- Sale consideration has been calculated as follows:
  - Land rate @ Rs. 8000/- per sq. yd. +
  - Construction @ Rs. 1,749/- per sft +
  - Amenities charges: Rs. 2,50,000/- +
  - Water, electricity & generator backup charges: Rs. 75,000/-
- Offer valid upto 15<sup>th</sup> March 2015.
- Corpus Fund of Rs. 50,000/- for each villa extra.
- Purchasers availing a housing loan must apply within 15 days of booking and obtain necessary loan sanction within 30days of booking. [PPT-234]

**Payment Terms – Installments Scheme**

|                              |                                                      |                                    |
|------------------------------|------------------------------------------------------|------------------------------------|
| Scheduled date of completion | 9 months from the date of booking                    | 12 months from the date of booking |
| Booking Amount               | Rs. 25,000/-                                         |                                    |
| 1 Installment                | Rs. 2,00,000/- within 15 days of booking.            |                                    |
| II Installment               | 40% of sale consideration within 60 days of booking. |                                    |
| III Installment              | Within 4 months                                      | Within 4 months                    |
| IV Installment               | Within 6 months                                      | Within 6 months                    |
| V Installment                | Within 8 months                                      | Within 8 months                    |
| VI Installment               | -                                                    | Within 10 months                   |
| On Completion                | Rs. 2,00,000/-                                       |                                    |

**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 45 days.                                                                                                                                   |
| Housing Loan Amount | 60% of housing loan amount to be paid within 60 days of booking.<br>15% of housing loan amount to be paid within 90 days of booking.<br>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:

Mr. Sunil, Sr. Manager Sales

+ 91 90004 45255

Mr. Ranjith

+ 91 92470 24461