



NILGIRI
H O M E S

Site Office: Sy. No. 128,
Rampally, Keesara, Hyderabad – 501 301.
Phone: +91-92470 73975.
Email : mnm@modiproperties.com



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 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:

1. 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/-

2. Offer valid upto 15th March 2015.

3. Corpus fund of Rs. 40,000/- and Rs. 60,000/- for Town Houses & Villas extra.

Purchasers availing a housing loan must apply within 15 days of booking and obtain necessary loan sanction within 30 days of booking. [PPT – 247]

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:

Mr. Raj Kumar, Sr. Sales Manager	+ 91 70327 26321
Mr. Laxmikanth, Asst Sales Manager	+ 91 95023 00199
Mrs. Navanitha, Sales Executive- Site Office	+ 91 95021 77166