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MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

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SOLAR POWERED VILLAS PRICING & PAYMENT TERMS

Rate for Semi-deluxe Villa	Rs. 1,799/- per sft.
Rate for Deluxe Villa	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)

Bungalo w 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	173	1,605	230	1,835	48.37	50.21
A	173	1,620	229	1,849	48.62	50.47
B	187	1,790	230	2,020	52.68	54.70

Scheduled date of completion

Villa No.	All Villas
Date	Choice of 9 & 12 months from 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. +
 - Amenities charges: Rs. 2,50,000/- +
 - Water, electricity & generator backup charges: Rs. 75,000/-
- Offer valid upto 31st March 2015.
- Corpus Fund of Rs. 50,000/- for each villa extra.
- 700 W solar panel with 2 KVA PCU and 48 W- 100 AH battery backup shall be provided free of cost.
- Purchasers availing a housing loan must apply within 15 days of booking and obtain necessary loan sanction within 30 days of booking. [PPT-224]

Payment Terms – Installments Scheme

Scheduled date of completion	9 Months from the date of booking	12 Months from the date of 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 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. 15% of housing loan amount to be paid within 90 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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Site Office: Plot No.900,
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PRICING & PAYMENT TERMS

Rate for Deluxe Apartment	Rs. 2,949/- per sft.
Car parking charges	Rs. 2,00,000/-
Lifts & generator backup charges	Rs. 50,000/-
Water & electricity charges	Rs. 50,000/-

Price (in Rs. Lakhs)

Flat type	Area in sft	Amount in Rs. lakhs
A	1,185	37.95
B	1,110	35.73

Schedule date of completion	3 months from date of signing agreement
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Terms & Conditions:

1. Offer valid upto 15th March 2015.
2. Water, electricity & generator backup charges included in above price.
3. Car parking charges for single car park included in above price.
4. Corpus fund of Rs. 30,000/- per flat extra.
5. Purchasers availing a housing loan must apply within 15 days of booking and obtain necessary loan sanction within 30 days of booking. [PPT-102]

<u>Payment Terms</u>	
Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment [#]	Rs. 5,00,000/- within 30 days of booking.
III installment* - balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
IV installment	On completion - Rs. 2,00,000/-

[#] In case of customer availing a housing loan, VAT, service tax, stamp duty and registration charges shall be payable along with this installment.

* Installment III shall be for the balance sale consideration after deducting booking amount & other installments.

For further details or site visit contact:

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PRICING & PAYMENT TERMS

Rate for Semi-deluxe apartment	Rs. 2,799/- per sft.
Rate for Deluxe apartment + FREE Modular Kitchen ⁵	Rs. 2,899/- per sft.
Amenities charges	Rs. 2,00,000/- & Rs. 3,00,000/- for 2 & 3 bedroom flats
Car parking charges	Rs. 1,50,000/-
Water, electricity & generator backup charges	Rs. 50,000/-
Additional charges for floor rise from 6 th to 9 th floor is Rs. 50/- per floor.	

Price (in Rs. Lakhs)

Block No.	Flat No	Flat Type	Area (sft)	Semi deluxe Flat	Deluxe Flat
A	1,3,4,6	3 bedroom	1,400	44.19	45.59
A	2,5,7	2 bedroom	1,150	36.19	37.34

Scheduled date of completion

Block No.	A
Date	9 months from date of signing agreement

Terms & Conditions

- Offer valid upto 15th March 2015.
- Electricity & generator backup charges included in above price.
- Car parking charges for single car park included in above price.
- Corpus fund of Rs. 25,000/- payable extra.
- Modular kitchen of standard size with hob & chimney shall be provided free of cost if 15% of sale consideration is paid within 45 days of booking.
- Purchasers availing a house loan must apply within 15 days of booking and obtain necessary loan sanction within 30 days of booking.
- VAT, Service Tax, Stamp duty & Registration charges extra.

(PPT 123)

Payment Terms – Installments Scheme	
Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment [#]	Rs. 5,00,000/- & Rs. 7,00,000/- within 45 days of booking for 2 & 3 bedroom flats respectively.
III installment* - 50% of balance amount	Within 7 days of completing slab
IV installment* - 30% of balance amount	Within 7 days of completing brick work and internal plastering
V installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VI installment	On completion - Rs. 2,00,000/-

[#] In case of customer availing a housing loan, VAT, service tax, stamp duty and registration charges shall be payable along with this installment.

* Installments III, IV & V shall be for the balance sale consideration after deducting booking amount & other installments.

Specifications

Semi-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:	Laminated / polished panel door
Other doors:	Painted panel doors
Electrical:	Copper wiring with modular switches
Windows:	Powder coated aluminum windows with grills
Bathrooms:	Branded ceramic tiles – 4 / 7 ft height
Plumbing:	CPVC & PVC pipes
Sanitary:	Cera / Parryware or equivalent brand
CP fittings:	Branded quarter turn ceramic disc type.
Kitchen platform:	Granite slab with 2 ft dado and SS sink

Deluxe flat (same as semi-deluxe flat with following alterations):

False ceiling:	Choice of 3 designs for drawing and dining rooms
Windows:	Pull down mosquito mesh in bedrooms
Bathrooms:	Branded designer ceramic tiles – 4 / 7 ft height, bathtub in master bedroom, single lever shower fitting
Kitchen:	Modular kitchen of specified design with hob, chimney and designer sink

Note:

1. Choice of 2 colours 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.

For further details or site visit contact:

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