



Site Office: Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301 Ph: +91-92470 73975

Owned & Developed by: NILGIRI ESTATES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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EARLY BIRD OFFER
PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex
Land Area	125 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 & 1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration (Deluxe)	Rs. 22.50 lakhs	Rs. 30.00 lakhs	Rs. 33.00 lakhs	Rs. 47.50 lakhs
Early bird discount	Rs. 2.50 lakhs	Rs. 2.50 lakhs	Rs. 3.00 lakhs	Rs. 5.00 lakhs
Discounted sale consideration	Rs. 20.00 lakhs	Rs. 27.50 lakhs	Rs. 30.00 lakhs	Rs. 42.50 lakhs
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 23.00 lakhs	Rs. 30.50 lakhs	Rs. 33.00 lakhs	Rs. 45.50 lakhs

Terms & Conditions

- Offer valid up to 15th April, 2015.
- Scheduled date of completion – 12 months from date of signing agreement of sale.
- Corpus fund of Rs. 30,000/- payable extra in favour of Nilgiri Estate Owners Association.
- VAT, service tax, stamp duty & registration charges extra.

(PPT 101)

Payment Terms.	B - Single	A1 & A2 - Single	B - Duplex	A1 & A2 – Double & Duplex
Installments	Due date			
Booking Amount	Rs. 25,000/-			
I installment	Rs. 2,00,000/- within 15 days of booking.			
II installment	Rs. 3 lakhs within 45 days of signing agreement	Rs. 4 lakhs within 45 days of signing agreement	Rs. 5 lakhs within 45 days of signing agreement	Rs. 6 lakhs within 45 days of signing agreement
III installment* - 25% of balance amount	On completion of footings and plinth beam.			
IV installment* - 25% of balance amount	On completion of RCC structure			
V installment* - 25% of balance amount	On completion of brick work and plastering			
VI installment* - 25% of balance amount	On completion of flooring, bathroom tiles, doors, windows, electrical wiring and switches, first coat of paint, etc.			
On completion	Rs. 2,00,000/-			

Note: 1. * Installments III to VI shall be for the balance sale consideration after deducting booking amount and other installments.
2. Last coat of paint, polish, installation of CP & sanitary shall be withheld till purchaser is ready to take possession of the villa.

For further details or site visit contact:

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