



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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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
Amenities charges	Rs. 2.50 lakhs per villa			
Water, electricity & generator backup charges	Rs. 50,000/- per villa			
Total Sale consideration	Rs. 25.50 lakhs	Rs. 33.00 lakhs	Rs. 36.00 lakhs	Rs. 50.50 lakhs

Terms & Conditions

- Offer valid up to 30th 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 102)

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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