



Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad – 500 062. Ph: +91-40-6464 4006.
Owned & Developed by: M/s. VISTA HOMES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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PRICING & PAYMENT TERMS

Rate for Semi-deluxe apartment	Rs. 2,249/- per sft.
Rate for Deluxe apartment + FREE Modular kitchen ⁵	Rs. 2,349/- per sft.
Amenities charges	Rs. 2,00,000/- & Rs. 2,50,000/- for 2 & 3 bedroom flats
Car parking charges	Rs. 1,50,000/-
Water, electricity & generator backup charges	Rs. 35,000/-

Price (in Rs. Lakhs)

Block No.	Flat Type	Area (sft)	Semi-Deluxe Flat	Deluxe Flat
A, B, H & I	2 bedroom	950	25.22	26.17
A, B, H & I	3 bedroom	1,220	31.79	33.01

Scheduled date of completion

Block no.	A,B & I Blocks	H Block
Date	3 months from date of signing agreement	6 months from date of signing agreement

Terms & Conditions

- Offer valid upto 30th April 2015.
- Water, electricity & generator backup charges included in above price.
- Car parking charges for single car park included in above price.
- Corpus fund - Rs. 15,000/- and Rs. 20,000/- for 1/2 & 3 bedroom flats respectively.
- VAT, Service Tax & Stamp duty & Registration charges extra. (PPT 145)

Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment [#]	Rs. 2,50,000/- & Rs. 4,00,000/- within 30 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. Where work has already been completed, installment shall become due within 45 days from booking.

+ In case instalment is already due at the time of booking, the due date shall be 45 days from date of booking.

For further details or site visit contact:

Mr. Arun Joshy , Sr. Sales Manager

Mr. Nagi Reddy, Asst Sales Manager

Ms. Naveena, Sr. Sales Executive at the Site office

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Specifications

Semi-deluxe flat:

Structure:	RCC
Walls:	4"/6" solid cement blocks
External painting:	Exterior emulsion
Internal painting:	Smooth finish with OBD
Flooring:	12" ceramic tiles
Door frames:	Wood (non-teak)
Main door:	Laminated / polished panel door
Other doors:	Painted flush doors
Electrical:	Copper wiring with modular switches
Windows:	Powder coated aluminum sliding windows with grills
Bathrooms:	Standard ceramic tiles – 4 / 7 ft height
Plumbing:	UPVC / GI & 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):

Flooring:	24" vitrified tiles
Other doors:	Painted panel doors
Bathrooms:	Branded designer ceramic tiles – 4 / 7 ft height
Kitchen:	Modular kitchen of specified design

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 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

(Spec # 145 – Valid upto 30.04.2015)