



Owned and Developed by
Modi Farm House (Hyderabad) LLP



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

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SPECIAL EARLY BIRD OFFER!

PRICING & PAYMENT TERMS

Plot Type	On internal road	On internal road	Main road facing
Farmhouse type	400 sft cottage	1,000 sft villa	1,000 sft villa
Sale consideration	Rs. 35.00 lakhs	Rs. 40.00 lakhs	Rs. 45.00 lakhs
Amenities charges	Rs. 1.00 lakh per farm		
Clubhouse membership charges	Rs. 1.00 lakh per farm		
Water, electricity & generator backup charges	Rs. 50,000/- per farm		
3 years advance maintenance charges	Rs.3,500/- per month x 36 months = Rs. 1.26 lakhs – WAIVED!		
Total Sale consideration	Rs. 37.50 lakhs	Rs. 42.50 lakhs	Rs. 47.50 lakhs
Early bird discount	Rs. 2.50 lakhs	Rs. 2.50 lakhs	Rs. 2.50 lakhs
Net sale consideration	Rs. 35.00 lakhs	Rs. 40.00 lakhs	Rs. 45.00 lakhs

Payment Terms

Booking Amount	Rs. 25,000/-
I installment	Rs. 2,00,000/- within 15 days of booking.
II installment	30% of sale consideration within 30 days of booking.
III installment	35% on execution of sale deed for land within 90 days of booking.
IV installment	10% on completion of RCC works.
V installment	7.5% on completion of brick work and plastering
VI installment	5% on completion of flooring, bathroom tiles, doors, windows & first coat of paint.
VII installment	On completion - balance amount.

Terms & Conditions

- Offer valid for the first 10 bookings or upto 15th June 2015, whichever is earlier.
- Corpus fund of Rs. 25,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- Farmhouse shall be completed within 12 months from date of signing agreement.
- Above includes price of land, construction, plantation, garden and development of farmhouse. Excludes additional charges for servants quarters, furniture and fixtures.
- This offer is by invitation only. Promoters reserve the right to sell the farms to persons of their choice.

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For further details or site visit contact:
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