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**MODI**

PROPERTIES &  
INVESTMENTS PVT. LTD.

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## SPECIAL END OF PROJECT SALE!

### SOLAR POWERED VILLAS

### PRICING & PAYMENT TERMS

|                                               |                       |
|-----------------------------------------------|-----------------------|
| 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)

| Villa no                          | Land area in sq yds | Built-up area in sft | Terrace & portico area in sft | Total area in sft | Total price | Special discount | Discounted price |
|-----------------------------------|---------------------|----------------------|-------------------------------|-------------------|-------------|------------------|------------------|
| 13, 14                            | 173                 | 1,620                | 229                           | 1,870             | 50.47       | 6.47             | 44.00            |
| 18                                | 173                 | 1,605                | 230                           | 1,825             | 50.21       | 5.21             | 45.00            |
| 16 <sup>#</sup> , 17 <sup>#</sup> | 173                 | 1,620                | 229                           | 1,870             | 50.47       | 7.97             | 42.50            |
| 28 <sup>#</sup>                   | 173                 | 1,605                | 230                           | 1,825             | 50.21       | 7.71             | 42.50            |

|                              |                                          |
|------------------------------|------------------------------------------|
| Scheduled date of completion | 12 months from date of signing agreement |
|------------------------------|------------------------------------------|

### Payment Terms

|                                          |                                                                                             |
|------------------------------------------|---------------------------------------------------------------------------------------------|
| Booking Amount                           | Rs. 25,000/-                                                                                |
| I installment                            | Rs. 2,00,000/- within 15 days of booking.                                                   |
| II installment                           | 15% of sale consideration within 30 days of booking.                                        |
| III installment* - 30% of balance amount | Within 7 days of completing plinth beam.                                                    |
| IV installment* - 30% of balance amount  | Within 7 days of completing RCC structure.                                                  |
| V installment* - 20% of balance amount   | Within 7 days of completing brick work and internal plastering                              |
| VI installment* - 20% of balance amount  | Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint. |
| VII installment                          | On completion - Rs. 2,00,000/-                                                              |

### Terms & Conditions

- Offer valid upto 31<sup>st</sup> May 2015.
- Corpus fund of Rs. 50,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- Villas marked as <sup>#</sup> are mortgaged to GHMC/HMDA. Mortgage will be released on completion of all villas. Housing loans not available. On payment of 80% of sale consideration possession shall be handed over. Balance 20% payable on release of mortgage.
- \* Installments III, IV & V shall be for the balance sale consideration after deducting booking amount & other installments. In case these works are already completed then, the installment shall fall due within 45 days from date of booking. [PPT 228]

### For further details or site visit contact:

|                                     |                  |
|-------------------------------------|------------------|
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