



Site Office: Sy. No. 100/2, Rampally, Keesara  
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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 –<br>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                               | Rs. 23.50 lakhs          | Rs. 31.00 lakhs   | Rs. 34.00 lakhs | Rs. 48.00 lakhs              |
| Amenities charges                                | Rs. 2.50 lakhs per villa |                   |                 |                              |
| Water, electricity &<br>generator backup charges | Rs. 50,000/- per villa   |                   |                 |                              |
| Total Sale consideration                         | Rs. 26.50 lakhs          | Rs. 34.00 lakhs   | Rs. 37.00 lakhs | Rs. 51.00 lakhs              |

|                              |                                          |
|------------------------------|------------------------------------------|
| 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> July 2015.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- \* Installments III to VI 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 106]

For further details or site visit contact:

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