



Site Office: Sy. No. 233, Nagaram, Hyderabad – 500 083.  
Ph: +91-40-6453 7111.



**MODI**

PROPERTIES &  
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M.G. Road,  
Secunderabad - 500 003.  
Phone : +91-40-66335551  
Email: info@modiproperties.com  
www.modiproperties.com

### PRICING & PAYMENT TERMS

|                                                                                                        |                                                 |
|--------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| Rate for Semi-deluxe apartment (1 to 7)                                                                | Rs. 1,899/- per sft                             |
| Rate for Deluxe apartment + FREE Modular kitchen <sup>4</sup> (1 to 7)                                 | Rs. 1,999/- per sft                             |
| Rate for Semi-deluxe apartment (8 to 14)                                                               | Rs. 1,899/- per sft                             |
| Rate for Deluxe apartment + FREE Modular kitchen <sup>4</sup> (8 to 14)                                | Rs. 1,999/- per sft                             |
| Amenities charges (Rs. in lakhs)                                                                       | 1.00, 1.50 & 2.00<br>for 1, 2 & 3 bedroom flats |
| Car parking charges                                                                                    | Rs. 1,50,000/-                                  |
| Water, electricity & generator backup charges                                                          | Rs. 35,000/-                                    |
| Additional charges for floor rise from 6 <sup>th</sup> to 8 <sup>th</sup> floor is Rs. 50/- per floor. |                                                 |

Price (in Rs. Lakhs)

| Flat Type | Area (sft) | Semi-Deluxe<br>Flat (1 to 7) | Deluxe Flat<br>(1 to 7) | Semi-Deluxe<br>Flat (8 to 14) | Deluxe Flat<br>(8 to 14) |
|-----------|------------|------------------------------|-------------------------|-------------------------------|--------------------------|
| 1 bedroom | 540        | -                            | -                       | 13.10                         | 13.64                    |
| 2 bedroom | 1,010      | 22.53                        | 23.54                   | 22.53                         | 23.54                    |
| 3 bedroom | 1,210      | 26.83                        | 28.04                   | 26.83                         | 28.04                    |

Scheduled date of completion

| Flat no | 1 to 7                                     | 8 to 14                                     |
|---------|--------------------------------------------|---------------------------------------------|
| Date    | 3 months from date of signing<br>agreement | 18 months from date of signing<br>agreement |

For further details or site visit contact:

Mr. Anand Netha, Sales Manager

+ 91 95022 77099

Mr. Laxmikanth, Asst. Sales Manager

+ 91 95023 00199

Mr. Gopal Reddy, Sales Executive

+ 91 95022 88622

## Payment Terms

|                                          |                                                                                             |
|------------------------------------------|---------------------------------------------------------------------------------------------|
| Booking amount                           | Rs. 25,000/- on booking                                                                     |
| I Installment                            | Rs. 2,00,000/- within 15 days of booking                                                    |
| II Installment                           | 15% of sale consideration to be paid within 30 days.                                        |
| 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/ possession - Rs. 2,00,000/-                                                  |

## Terms & Conditions:

1. Offer valid upto 31<sup>st</sup> July 2015.
2. Car parking charges for single car park included in above price for 2 & 3 bedroom flats.
3. Corpus fund - Rs. 10,000/-, Rs. 15,000/- and Rs. 20,000/- for 1, 2 & 3 bedroom flats respectively.
4. Modular kitchen of standard size and make shall be provided free of cost if I & II installments are paid in time.
5. VAT, Service Tax, Stamp duty & Registration charges extra.
6. \* Installments III, IV, V shall be for the balance sale consideration after deducting booking amount & other installments. Where these works have already been completed then, installments shall become due within 45 days from booking.

[PPT 141]

## 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 # 141– Valid upto 31.07.2015)