



NILGIRI
H O M E S

Site Office: Sy. No. 128,
Rampally, Keesara, Hyderabad – 501 301.
Phone: +91-92470 73975.
Email : mnm@modiproperties.com



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

SPECIAL END OF PROJECT SALE!

PRICING & PAYMENT TERMS

Price (in Rs. Lakhs)

Villa Type	Land area in sq yds	Built-up area in sft	Terrace & portico area in sft	Total area in sft	Price for deluxe bungalow	Price for Luxury bungalow
Type A	117	1,461	198	1,659	37.50	40.00
Type B	117	1,461	198	1,659	37.50	40.00
Type C	117	1,467	192	1,659	37.50	40.00
Type D	117	1,529	202	1,731	37.50	40.00

Scheduled date of completion	3 months from date of signing agreement
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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*	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
IV installment	On completion - Rs. 2,00,000/-

Terms & Conditions

- Offer valid upto 30th November 2015.
- Corpus fund of Rs. 50,000/- payable extra.
- VAT, service tax, stamp duty & registration charges waived if entire payment is received in 60 days of booking.
- *Installments III 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.

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For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager
Mr. Anil kumar, Asst. Sales Manager
Mr. Venkata Ramana, Sales Executive

+ 91 95022 99799
+ 91 77022 26063
+ 91 78931 57999

Specifications

Deluxe Villas

- Structure : RCC
- Walls : 4"/6" solid cement blocks
- External painting : Exterior emulsion
- Internal painting : Smooth finish with OBD
- Flooring : Vitrified tiles in all rooms
- Door Frames : Teak wood
- Doors : Panel doors with branded hard ware
- Electrical : Copper Wiring with modular switches
- Windows : Powder coated aluminum openable windows with grills
- Sanitary : Cera / Parryware / Hindware or similar make
- CP fitting : Branded ceramic disk quarter turn
- Staircase railing : SS railing
- Kitchen platform : Granite slab, 2ft dado, SS sink
- Plumbing : GI & PVC pipes
- Bathrooms : 7' dado with designer tiles
- Water Supply : 24 hrs water supply through community tank with 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen.

Luxury Villas (same as deluxe villas with following additions:)

- Modular kitchen.
- 2+1+1 sofa set.
- 6 seater dining table.
- Queen beds with night stand in all bed rooms.
- 6'x7' wardrobe in each bed room.

Note :

- Choice of 2 colours for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided.
- Change to external appearance and colour shall not be permitted.
- Fixing of grills to the main door or balconies shall not be permitted.
- Change of doors or door frames shall not be permitted.
- Changes in walls, door positions or other structural changes shall not be permitted.
- Only select alterations shall be permitted at extra cost.
- Specifications / plans subject to change without prior notice.