



Sy. Nos. 193 to 195, Kushaiguda,  
Hyderabad – 500 062. Ph: +91-40-6464 4006.

**Owned & Developed by: M/s. VISTA HOMES**



**MODI**

PROPERTIES &  
INVESTMENTS PVT. LTD.

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**SOLAR POWERED FLATS!**  
**SPECIAL OFFER FOR READY TO OCCUPY FLATS!**  
**PRICING & PAYMENT TERMS**

|                                                                  |                                                     |
|------------------------------------------------------------------|-----------------------------------------------------|
| Rate for Semi-deluxe apartment                                   | Rs. 2,399/- per sft.                                |
| Rate for Deluxe apartment<br>+ FREE Modular kitchen <sup>5</sup> | Rs. 2,449/- per sft.                                |
| Amenities charges                                                | Rs. 2,00,000/- & 2,50,000/- for 2 & 3 bedroom flats |
| Car parking charges                                              | Rs. 1,50,000/-                                      |
| Water, electricity & generator backup charges                    | Rs. 35,000/-                                        |

Price (in Rs. Lakhs)

| Flat Type | Area (sft) | Semi-Deluxe Flat | Deluxe Flat |
|-----------|------------|------------------|-------------|
| 2 bedroom | 950        | 26.64            | 27.12       |
| 3 bedroom | 1,220      | 33.62            | 34.23       |

Scheduled date of completion

| Block no. | A, B, H & I Blocks                         | C Block                                     |
|-----------|--------------------------------------------|---------------------------------------------|
| Date      | 3 months from date of signing<br>agreement | 18 months from date of signing<br>agreement |

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<br>plastering                              |
| V Installment* - 20% of balance amount   | Within 7 days of completing flooring, bathroom tiles,<br>doors, windows & first coat of paint. |
| VI Installment                           | On completion/ possession - Rs. 2,00,000/-                                                     |

**Terms & Conditions**

- Offer valid upto 31<sup>st</sup> December 2015.
- Water, electricity and generator backup charges included in above price.
- Car parking charges for single car park included in above price.
- Corpus fund of Rs. 15,000/- and Rs. 20,000/- for 1/2 & 3 bedroom flats respectively.
- Modular kitchen of standard size and make shall be provided free of cost if I & II installment are paid in time.
- Special offer for solar powered flats valid only for C block. 1 KVA Solar Panel with suitable inverter and batteries shall be provided free of cost, if I & II installments are paid on or before due date.
- VAT, service tax, stamp duty and registration charges extra for C block.
- SPECIAL OFFER for READY TO OCCUPY flats in blocks A, B, H & I - VAT, service tax, stamp duty and registration charges waived if entire payment is made within 60 days of booking.  
(PPT 154)

**For further details or site visit contact:**

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Mr. Kishore, Asst Sales Manager

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Mrs. Naveena, Sr. Sales Executive

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Mr. Mahesh, Sales Executive

+ 91 70932 73777

## 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                                         |
| French window:     | 12 mm toughened glass 8' x 7' sliding French window for sit-out (C block only). |

### 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 # 154 – Valid upto 31.12.2015)