



NILGIRI HOMES

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MODI

PROPERTIES &
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SPECIAL END OF PROJECT SALE!

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 Type	Land area in sq yds	Built-up area in sft	Terrace & portico area in sft	Total area in sft	Price for deluxe bungalow	Special price for deluxe villa	Special price for Luxury villa
Type A	117	1,461	198	1,659	42.94	37.50	40.00
Type B	117	1,461	198	1,659	42.94	37.50	40.00
Type C	117	1,467	192	1,659	42.94	37.50	40.00
Type D	117	1,529	202	1,731	44.31	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 31st December 2015.
- Corpus fund of Rs. 50,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra. (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:

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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.