

PRICING & PAYMENT TERMS

Rate for Semi-deluxe apartment	Rs. 1,949/- per sft
Rate for Deluxe apartment + FREE Modular kitchen ⁴	Rs. 1,999/- per sft
Amenities charges (Rs. in lakhs)	1.00, 1.50 & 2.00 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 th to 8 th floor is Rs. 50/- per floor.	

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Semi-Deluxe Flat	Deluxe Flat
1 bedroom	540	13.37	13.64
2 bedroom	1,010	23.03	23.54
3 bedroom	1,210	27.43	28.04

Scheduled date of completion

Flat no	1 to 7	8 to 14
Date	3 months from date of signing agreement	15 months from date of signing 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 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:

- Offer valid upto 31st March 2016.
- Car parking charges for single car park included in above price for 2 & 3 bedroom flats.
- Corpus fund - Rs. 10,000/-, 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 installments are paid in time.
- VAT, service tax, stamp duty & registration charges extra.
- For bookings of 8 to 14 flats alternate accommodation shall be offered in projects of Modi Properties on payment of 40% of sale consideration till completion of flat.
- For bookings of 1 to 7 flats VAT & service tax waived if payment is received within 60 days of booking.
- * 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 149]

For further details or site visit contact:

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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 # 149– Valid upto 31.03.2016)