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**MODI**

PROPERTIES &  
INVESTMENTS PVT. LTD.

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**SOLAR POWERED VILLAS**  
**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 no                          | Land area in sq yds | Built-up area in sft | Terrace & portico area in sft | Total area in sft | Total price for deluxe villa |
|-----------------------------------|---------------------|----------------------|-------------------------------|-------------------|------------------------------|
| 32                                | 173                 | 1,620                | 229                           | 1,849             | 50.47                        |
| 16 <sup>#</sup> , 17 <sup>#</sup> | 173                 | 1,620                | 229                           | 1,849             | 50.47                        |

|                              |                                         |
|------------------------------|-----------------------------------------|
| Scheduled date of completion | 3 months from date of signing agreement |
|------------------------------|-----------------------------------------|

**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* - 60% of balance amount | Within 60 days of booking                                                                   |
| IV installment* - 40% of balance amount  | Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint. |
| V installment                            | On completion - Rs. 2,00,000/-                                                              |

**Terms & Conditions**

- Offer valid upto 31<sup>st</sup> March 2016.
- Corpus fund of Rs. 50,000/- payable extra.
- VAT, service tax, stamp duty & registration charges extra.
- Villas marked as # are mortgaged to GHMC/HMDA. Mortgage will be released on completion of all villas. Housing loan can be availed after release of mortgage. Payment of I, II & 50% of III instalment to be made as per schedule. Balance payment within 60 days of mortgage release.
- \* Installments III, IV & V 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 60 days from date of booking.

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For further details or site visit contact:

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|-----------------------------------|------------------|
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