



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

PRICING & PAYMENT TERMS

Rate for Semi deluxe villa	Rs. 1,849/- per sft
Rate for Deluxe Villa + FREE FURNITURE ⁵	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 semi deluxe villa	Price for deluxe villa
Type A	117	1,461	198	1,659	42.11	42.94
Type B	117	1,461	198	1,659	42.11	42.94
Type C	117	1,467	192	1,659	42.11	42.94
Type D	117	1,529	202	1,731	43.45	44.31

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	35% of sale consideration within 60 days of booking.
IV installment*	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 30th April 2016.
- Corpus fund of Rs. 50,000/- payable extra.
- VAT, service tax, stamp duty & registration charges extra.
- * 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.
- Furniture shall be provided free of cost if I & II installments are paid on or before due date.

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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

Semi 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.

Deluxe Villas (same as semi deluxe villas with following additions:)

Kitchen Cabinets.

6'x7' wardrobe (or 2'x9"x3' – 2 no's) in each 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.