



Site Office: sy. No. 191, Mallapur Main Road,  
Hyderabad – 500 076. Ph: +91-406527 2342.  
Owned & Developed by: B & C ESTATES



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

|                                                                                                        | Block A, B, C & D                                          |
|--------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| Rate for Semi-deluxe apartment                                                                         | Rs. 3,149/- per sft.                                       |
| Rate for Deluxe apartment + FREE Modular Kitchen <sup>3</sup>                                          | Rs. 3,199/- per sft.                                       |
| Amenities charges                                                                                      | Rs. 2,00,000/- & Rs. 3,00,000/-<br>for 2 & 3 bedroom flats |
| Car parking charges                                                                                    | Rs. 1,50,000/-                                             |
| Water, electricity & generator backup charges                                                          | Rs. 50,000/-                                               |
| Additional charges for floor rise from 6 <sup>th</sup> to 9 <sup>th</sup> floor is Rs. 50/- per floor. |                                                            |

Price (in Rs. Lakhs)

| Block A<br>Flat No | Block B<br>Flat No | Block C<br>Flat No | Block D<br>Flat No | Flat Type | Area<br>(sft) | Semi-deluxe Flat<br>(A, B, C & D) | Deluxe Flat<br>(A, B, C & D) |
|--------------------|--------------------|--------------------|--------------------|-----------|---------------|-----------------------------------|------------------------------|
| 1,3,4,6            | 1,3,5              | 1                  | -                  | 3 bedroom | 1,400         | 49.09                             | 49.79                        |
| -                  | -                  | 3,5                | -                  | 3 bedroom | 1,625         | 56.17                             | 56.99                        |
| 2,5,7              | 2,4                | 2,4,6              | -                  | 2 bedroom | 1,150         | 40.21                             | 40.79                        |
| -                  | -                  | 7                  | -                  | 2 bedroom | 1,130         | 39.58                             | 40.15                        |
| -                  | -                  | -                  | 2,4,7              | 3 bedroom | 1,200         | 42.79                             | 43.39                        |
| -                  | -                  | -                  | 1,3,5,6            | 2 bedroom | 1,200         | 41.79                             | 42.39                        |

Scheduled date of completion

| Block<br>No. | A                                          | B                                          | C                                           | D                                           |
|--------------|--------------------------------------------|--------------------------------------------|---------------------------------------------|---------------------------------------------|
| Date         | 3 months from date of<br>signing agreement | 9 months from date of<br>signing agreement | 15 months from date of<br>signing agreement | 18 months from date of<br>signing agreement |

Payment Terms

|                                          |                                                                                                    |
|------------------------------------------|----------------------------------------------------------------------------------------------------|
| Booking Amount                           | Rs. 25,000/-                                                                                       |
| I installment                            | Rs. 2,00,000/- within 15 days of booking.                                                          |
| II installment <sup>#</sup>              | Rs. 5,00,000/- & Rs. 7,00,000/- within 30 days of<br>booking for 2 & 3 bedroom flats respectively. |
| 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 & internal plastering                                       |
| V installment* - 20% of balance amount   | Within 7 days of completing flooring, bathroom tiles, doors,<br>windows & first coat of paint.     |
| VI installment                           | On completion - Rs. 2,00,000/-                                                                     |

Terms & Conditions

- Offer valid upto 30<sup>th</sup> June 2016.
- Corpus fund of Rs. 25,000/- payable extra.
- Modular kitchen of standard size with hob & chimney shall be provided free of cost if 15% of sale consideration is paid within 45 days of booking.
- VAT, service tax, stamp duty & registration charges extra.
- \* 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 45 days from date of booking.

(PPT 142)

For further details or site visit contact:

Mr. Praveen Pathak, Sr. Sales Manager  
Mr. Ashok Kumar, Sales Manager  
Ms. Mushtaq Ali, Sales Manager  
Mrs. Naveena, Sales Executive

+91 95022 99799  
+91 70321 07065  
+91 95021 55544  
+91 95023 00311

## **Specifications**

### **Semi-deluxe flat:**

|                    |                                            |
|--------------------|--------------------------------------------|
| Structure:         | RCC                                        |
| Walls:             | 4"/6" solid cement blocks                  |
| External painting: | Exterior emulsion                          |
| Internal painting: | Smooth finish with OBD                     |
| Flooring:          | 2' x 2' vitrified tiles                    |
| Door frames:       | Wood (non-teak)                            |
| Main door:         | Laminated / polished panel door            |
| Other doors:       | Painted panel doors                        |
| Electrical:        | Copper wiring with modular switches        |
| Windows:           | Powder coated aluminum windows with grills |
| Bathrooms:         | Branded ceramic tiles – 4 / 7 ft height    |
| Plumbing:          | CPVC & 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):

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| False ceiling: | Choice of 3 designs for drawing and dining rooms                                                              |
| Windows:       | Mosquito mesh in bedrooms                                                                                     |
| Bathrooms:     | Branded designer ceramic tiles – 4 / 7 ft height,<br>single lever shower fitting. Glass partition for shower. |
| Kitchen:       | Modular kitchen of specified design with hob, chimney and designer sink                                       |

### **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 furniture, furnishings, 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.