



**NILGIRI**  
H O M E S

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**MODI**

PROPERTIES &  
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### PRICING & PAYMENT TERMS

|                                                     |                         |
|-----------------------------------------------------|-------------------------|
| Rate for Semi deluxe villa                          | Rs. 1,849/- per sft     |
| Rate for Deluxe Villa + FREE FURNITURE <sup>5</sup> | 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 |
|------------------------------|-----------------------------------------|

#### 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 30<sup>th</sup> June 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. Raj Kumar, Sr. Sales Manager    | + 91 70327 26321 |
| Mr. Anil kumar, Asst. Sales Manager | + 91 77022 26063 |
| Mr. Venkata Ramana, Sales Executive | + 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.