



Owned and Developed by  
Modi Farm House (Hyderabad) LLP



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.

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### PRICING & PAYMENT TERMS

| Plot Type                                     | On internal road                                            | On internal road | Main road facing |
|-----------------------------------------------|-------------------------------------------------------------|------------------|------------------|
| Farmhouse type                                | 400 sft cottage                                             | 1,000 sft villa  | 1,000 sft villa  |
| Sale consideration                            | Rs. 37.50 lakhs                                             | Rs. 42.50 lakhs  | Rs. 47.50 lakhs  |
| Amenities charges                             | Rs. 1.00 lakh per farm                                      |                  |                  |
| Clubhouse membership charges                  | Rs. 1.00 lakh per farm                                      |                  |                  |
| Water, electricity & generator backup charges | Rs. 50,000/- per farm                                       |                  |                  |
| 3 years advance maintenance charges           | Rs.3,500/- per month x 36 months = Rs. 1.26 lakhs – WAIVED! |                  |                  |
| Total Sale consideration                      | Rs. 40.00 lakhs                                             | Rs. 45.00 lakhs  | Rs. 50.00 lakhs  |

### 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  | 25% of sale consideration within 3 months of booking.                               |
| IV installment   | 25% on execution of sale deed for land within 6 months of booking.                  |
| V installment    | 10% on completion of RCC works.                                                     |
| VI installment   | 7.5% on completion of brick work and plastering                                     |
| VII installment  | 5% on completion of flooring, bathroom tiles, doors, windows & first coat of paint. |
| VIII installment | On completion - balance amount.                                                     |

### Terms & Conditions

- Offer valid upto 31<sup>st</sup> July 2016.
- Corpus fund of Rs. 25,000/- payable extra.
- VAT, service tax, stamp duty & registration charges extra.
- Farmhouse shall be completed within 12 months from date of signing agreement.
- Above includes price of land, construction, plantation, garden and development of farmhouse. Excludes additional charges for servant quarters, furniture and fixtures.
- For further details refer to the FAQs.
- This offer is by invitation only. Promoters reserve the right to sell the farms to persons of their choice.

[PPT 117]

For further details or site visit contact:

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