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Owned & Developed by : NILGIRI ESTATES



**MODI  
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### PRICING & PAYMENT TERMS

#### SPECIAL INAUGURAL OFFER

| Type       | Land area in sq. yds | Built-up area in sft | Sale consideration in Rs. Lakhs | Amenity charges in Rs. Lakhs | Water & electricity & generator backup charges in Rs. Lakhs | Total sale consideration In Rs. Lakhs | Special inaugural offer in Rs. Lakhs |
|------------|----------------------|----------------------|---------------------------------|------------------------------|-------------------------------------------------------------|---------------------------------------|--------------------------------------|
| AA1 single | 150                  | 1,175                | 33.50                           | 2.50                         | 0.50                                                        | 36.50                                 | 34.50                                |
| AA2 single | 150                  | 1,175                | 32.50                           | 2.50                         | 0.50                                                        | 35.50                                 | 33.50                                |
| BB1 single | 125                  | 915                  | 25.50                           | 2.50                         | 0.50                                                        | 28.50                                 | 27.00                                |
| BB2 single | 125                  | 915                  | 24.50                           | 2.50                         | 0.50                                                        | 27.50                                 | 26.00                                |

#### Scheduled date of completion

| 80A to 80D                           | 81to 99                              | 100 to 135                           | 136 to 185                           |
|--------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| 12 months from signing the agreement | 15 months from signing the agreement | 18 months from signing the agreement | 24 months from signing the 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* - 30% of balance amount | Within 7 days of completing plinth beam.                                                    |
| IV installment* - 30% of balance amount  | Within 7 days of completing RCC structure.                                                  |
| V installment* - 20% of balance amount   | Within 7 days of completing brick work and internal plastering                              |
| VI installment* - 20% of balance amount  | Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint. |
| VII installment                          | On completion - Rs. 2,00,000/-                                                              |

#### Terms & Conditions

- Offer valid upto 31<sup>st</sup> August, 2016.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, Stamp duty & Registration charges extra.
- \* Installments III to VI 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.
- Rs. 2 lakhs extra for plots of larger sizes i.e., plot nos. 81, 83 to 88, 111 to 116, 160, 175, 183 to 185. Rs. 1 lakh extra for larger plot sizes i.e., plot nos. 119, 120, 121, 126, 145, 150, 151, 152 & 153.
- Prices for plot nos. 80A, 80B, 80C & 80D of type A1 & A2 shall be Rs. 40 lakhs, Rs. 35.50 lakhs, Rs. 42.50 lakhs & Rs. 36.50 lakhs respectively, inclusive of amenities, water electricity and generator backup charges for single floor villas.
- Additional charge for duplex villas of type A1, A2, AA1 & AA2 shall be Rs. 15 lakhs. Similarly additional charges for duplex villas of type BB1 & BB2 shall be Rs. 11 lakhs. [PPT 121]

For further details or site visit contact:

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