



Site Office: sy. No. 191, Mallapur Main Road,
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Owned & Developed by: B & C ESTATES

MODI
PROPERTIES &
INVESTMENTS PVT. LTD.
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PRICING & PAYMENT TERMS

	Block A, B, C & D
Rate for Semi-deluxe apartment	Rs. 3,199/- per sft.
Rate for Deluxe apartment + FREE Modular Kitchen ³	Rs. 3,249/- per sft.
Amenities charges	Rs. 2,00,000/- & Rs. 3,00,000/- 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 th to 9 th floor is Rs. 50/- per floor.	

Price (in Rs. Lakhs)

Block A Flat No	Block B Flat No	Block C Flat No	Block D Flat No	Flat Type	Area (sft)	Semi-deluxe Flat (A, B, C & D)	Deluxe Flat (A, B, C & D)
1,3,4,6	1,3,5	1	-	3 bedroom	1,400	49.79	50.49
-	-	3,5	-	3 bedroom	1,625	56.99	57.80
2,5,7	2,4	2,4,6	-	2 bedroom	1,150	40.79	41.36
-	-	7	-	2 bedroom	1,130	40.15	40.71
-	-	-	1 to 7	3 bedroom	1,200	43.39	43.99

Scheduled date of completion

Block No.	A	B	C	D
Date	3 months from date of signing agreement	6 months from date of signing agreement	15 months from date of signing agreement	18 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 [#]	Rs. 5,00,000/- & Rs. 7,00,000/- within 30 days of 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, windows & first coat of paint.
VI installment	On completion - Rs. 2,00,000/-

Terms & Conditions

- Offer valid upto 31st August 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 145)

For further details or site visit contact:

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

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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, 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.