



Serene Farms

Site Office : Sy. No. 44, Yenkepally, Chevalla,

Ranga Reddy – 501 503, ☎ +91-92470 07700.

✉ serene@modiproperties.com

Owned & Developed by : MODI FARM HOUSE (Hyderabad) LLP



**MODI
PROPERTIES**

Head Office: 5-4-187/3&4, II Floor, M. G. Road,

Secunderabad - 500 003. ☎ +91 40 66335551,

✉ info@modiproperties.com www.modiproperties.com

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 30th September, 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 119]

For further details or site visit contact:

Mr. Deshmukh, Sr. Sales Manager + 91 70935 67007

Mr. Laxmikanth, Asst. Sales Manager + 91 95023 00199

Site office no. + 91 92470 07700