



Site Office : Sy. No. 100/2, Rampalay, Keesara
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✉ nilgiriestate@modiproperties.com
Owned & Developed by : NILGIRI ESTATES



**MODI
PROPERTIES**

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

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
AA1 single	150	1,175	33.50	2.50	0.50	36.50
AA2 single	150	1,175	32.50	2.50	0.50	35.50
BB1 single	125	915	25.50	2.50	0.50	28.50
BB2 single	125	915	24.50	2.50	0.50	27.50

Scheduled date of completion

80A to 80D	81 to 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 30th November, 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.
- Additional charge for duplex villas of type A1, A2, AA1 & AA2 shall be Rs. 16 lakhs. Similarly additional charges for duplex villas of type BB1 & BB2 shall be Rs. 13 lakhs. [PPT 124]

For further details or site visit contact:

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