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Owned & Developed by : MODI & MODI CONSTRUCTIONS



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### PRICING & PAYMENT TERMS

Price (in Rs. Lakhs)

| Villa Type | Land area in sq yds | Built-up area in sft | Terrace & portico area in sft | Total area in sft | Price for deluxe villa | Amenities charges | Water, electricity & generator backup charges | Total sale consideration |
|------------|---------------------|----------------------|-------------------------------|-------------------|------------------------|-------------------|-----------------------------------------------|--------------------------|
| Type A     | 117                 | 1,461                | 198                           | 1,659             | 37.00                  | 2.50              | 0.75                                          | 40.25                    |
| Type B     | 117                 | 1,461                | 198                           | 1,659             | 37.00                  | 2.50              | 0.75                                          | 40.25                    |
| Type C     | 117                 | 1,467                | 192                           | 1,659             | 37.00                  | 2.50              | 0.75                                          | 40.25                    |
| Type D     | 117                 | 1,529                | 202                           | 1,731             | 37.00                  | 2.50              | 0.75                                          | 40.25                    |

|                              |                                         |
|------------------------------|-----------------------------------------|
| Scheduled date of completion | 3 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  | 15% of sale consideration within 30 days of booking.                                        |
| III installment | 35% of sale consideration within 60 days of booking.                                        |
| IV installment* | Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint. |
| V installment   | On completion - Rs. 2,00,000/-                                                              |

#### Terms & Conditions

- Offer valid upto 15<sup>th</sup> March, 2017.
- Corpus fund of Rs. 40,000/- payable extra.
- VAT, service tax, stamp duty & registration charges extra.
- \* Installments III 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.
- Modular kitchen, lights, fans, highlighted wall color, curtains and three no's. 6' x 7' wardrobes to be given free of cost if entire amount is received within 3 months of booking.

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#### For further details or site visit contact:

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## **Specifications**

### **Deluxe Villas**

- Structure : RCC
- Walls : 4"/6" solid cement blocks
- External painting : Exterior emulsion
- Internal painting : Smooth finish with OBD
- Flooring : Vitrified tiles in all rooms
- Door Frames : Teak wood
- Doors : Panel doors with branded hard ware
- Electrical : Copper Wiring with modular switches
- Windows : Powder coated aluminum openable windows with grills
- Sanitary : Cera / Parryware / Hindware or similar make
- CP fitting : Branded ceramic disk quarter turn
- Staircase railing : SS railing
- Kitchen platform : Granite slab, 2ft dado, SS sink
- Plumbing : GI & PVC pipes
- Bathrooms : 7' dado with designer tiles
- Water Supply : 24 hrs water supply through community tank with 2,000 lts individual overhead tank in each villa. Separate drinking water connection in kitchen.

### **Note :**

- Choice of 2 colours for interiors, 2 combinations of bathroom tiles & sanitary fittings shall be provided.
- Change to external appearance and colour shall not be permitted.
- Fixing of grills to the main door or balconies shall not be permitted.
- Change of doors or door frames shall not be permitted.
- Changes in walls, door positions or other structural changes shall not be permitted.
- Only select alterations shall be permitted at extra cost.
- Specifications / plans subject to change without prior notice.