



**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,

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✉ [info@modiproperties.com](mailto:info@modiproperties.com) [www.modiproperties.com](http://www.modiproperties.com)

**PRICING & PAYMENT TERMS**

Plot Type	On internal road		Main road facing
	Farmhouse type & area	400 sft cottage, ½ acre land (2,420 sq yds)	1,000 sft villa, ½ acre land (2,420 sq yds)
Land rate	Rs. 1,250/- per sq yd	Rs. 1,250/- per sq yd	Rs. 1,500/- per sq yd
Constructed area rate	Rs. 1,250/- per sft		
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		
Total Sale consideration	Rs. 37.75 lakhs	Rs. 45.25 lakhs	Rs. 51.30 lakhs
Sale consideration for 1 acre farm in place of ½ acre farm	Rs. 68 lakhs	Rs. 75.50 lakhs	Rs. 87.60 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 30<sup>th</sup> June, 2017.
- Designer false ceiling in all rooms, LED lights in false ceiling, fans, one highlighted wall in each room, curtains, modular kitchen with hob & chimney free of cost, if I & II instalments are paid in time.
- 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.

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For further details or site visit contact:

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Mr. Kiran, Sales Executive	+ 91 80964 67090

## **Specifications**

- Structure : RCC
- Walls : Cement blocks
- External painting : Exterior emulsion
- Interior painting : Smooth finish with OBD
- Flooring : Rustic ceramic / vitrified tiles.
- Main door frame : Wood with polished panel door.
- Internal door frames : Wood with painted panel doors.
- Windows : Aluminum sliding windows with grills and mosquito mesh.
- Sanitary : Cera / Parryware/ Hindware or equivalent brand.
- CP fittings : Branded quarter turn
- Bathrooms : Branded designer tiles upto 7ft.
- Kitchen : Granite slab with 2ft dado and SS sink.
- Electrical : Copper wiring with modular switches.
- Plumbing : CPVC/PVC pipes