



Site Office : Sy. No. 1139, Shamirpet Village,
Hyderabad- 500 078, ☎ +91-40-92470 24461.
✉ knm@modiproperties.com
Owned & Developed by : Kadakia & Modi Housing



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
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SPECIAL GST OFFER!
PRICING & PAYMENT TERMS

Price (in Rs. Lakhs)

Type	Land area in sq. yds	Built-up area in sft	Sale consideration	Amenities, water, electricity & generator backup charges	Total sale consideration	Special GST Discount (@6.25%)	Net sale consideration
A - Single	178	1,010	31.25	3.25	34.50	2.16	32.34
B - Single	198	1,140	32.75	3.25	36.00	2.25	33.75
C - Single	178	1,000	31.25	3.25	34.50	2.16	32.34
D - Single	198	1,095	32.75	3.25	36.00	2.25	33.75
A - Double	178	1,940	44.25	3.25	47.50	2.97	44.53
B - Double	198	2,265	49.25	3.25	52.50	3.28	49.22
C - Double	178	1,940	44.25	3.25	47.50	2.97	44.53
D - Double	198	2,190	49.25	3.25	52.50	3.28	49.22

Scheduled date of completion	12 months from date signing agreement
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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 15th July, 2017.
- Corpus fund of Rs. 50,000/- payable extra.
- Registration & stamp duty charges extra.
- 4.5% service tax + 1.25% VAT has now increased to 12% GST. Developer is fully absorbing this increase in taxes through this Special GST Offer.
- * 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. 9,000/- per sq yds extra for plot sizes larger than 198 sq yds.

[PPT-270]

For further details or site visit contact:

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Mr. Laxmikanth, Asst. Sales Manager	+ 91 95023 00199
Mr. Srikanth Naik, Sales Executive	+ 91 77024 74400

Specifications

• Structure	:	RCC
• Walls	:	Cement blocks
• External painting	:	Exterior emulsion
• Interior painting	:	Smooth finish with OBD
• Flooring	:	Branded 2 x 2 ft vitrified tiles
• Main door	:	Wood with polished panel door
• Internal door frames	:	Wood with paint
• Door shutters	:	Painted panel doors with dorset hardware
• Windows	:	Aluminium sliding windows
• 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

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.