



Site Office : Sy. No. 100/2, Rampalay, Keesara
Hyderabad- 501 301, ☎ +91 92470 73975
✉ nilgiriestate@modiproperties.com
Owned & Developed by : NILGIRI ESTATES



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

SPECIAL GST OFFER!
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	Special GST Discount (@6.25%)	Net sale consideration in Rs. lakhs
AA1 & AA2 single	150	1,175	35.50	2.50	0.50	38.50	2.41	36.09
BB1& BB2 single	125	915	26.50	2.50	0.50	29.50	1.84	27.66

Scheduled date of completion

80A to 80D	81to 99	100 to 135	136 to 185
12 months from signing the agreement	12 months from signing the agreement	18 months from signing the agreement	21 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 15th July, 2017.
- Corpus fund of Rs. 30,000/- payable 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.
- 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 136]

For further details or site visit contact:

Mr. Raj Kumar, Sr. Sales Manager
Mr. Satish Kumar, Sr. Sales Executive
Mrs. Reshma, Sales Executive

+ 91 70327 26321
+ 91 95022 00711
+ 91 73307 34455

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.