



Site Office : Sy. No. 1 to 7, Kowkur, Bollaram,
Secunderabad- 5000 010, ☎: +91-40-65522334
✉ : voc@modiproperties.com
Owned & Developed by : Villa Orchids LLP.



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

PRICING & PAYMENT TERMS

Villa Type	B1 & B2	C1 & C2	D1 & D2
Land Area	180 sq yds	147 sq yds	114 sq yds
Build-up Area	1,940 sft	1,820 sft	1,585 sft
Rate for Deluxe Villa (Rs. per sft)	3,299/-	3,099/-	2,999/-
Amenities, Water, electricity & generator backup charges	Rs. 5 lakhs	Rs. 5 lakhs	Rs. 5 lakhs
Total cost of villa (Rs. in lakhs)	69.00	61.40	52.53

Scheduled date of completion	12 months from date of 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

- Valid upto 30th September, 2017.
- Corpus fund of Rs. 30,000/- payable extra.
- GST, 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. [PPT 132A]

For further details or site visit contact:

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Mr. Laxmikanth, Asst. Sales Manager	+ 91 95023 00199
Mrs. Vasundhara, Sr. Sales Executive	+ 91 90001 49079

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 2 ft dado and SS sink
Electrical	Copper wiring with modular switches
Plumbing	UPVC /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.