



**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,

Secunderabad - 500 003. ☎ +91 40 66335551,

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

### PRICING & PAYMENT TERMS

| Farmhouse area                                             | 400 sft cottage, ½ acre land<br>(2,420 sq yds) | 1,000 sft villa, ½ acre land<br>(2,420 sq yds) | 1,200 sft villa, ½ acre land<br>(2,420 sq yds) |
|------------------------------------------------------------|------------------------------------------------|------------------------------------------------|------------------------------------------------|
| Land rate                                                  | Rs. 1,500/- per sq yd                          | Rs. 1,500/- per sq yd                          | Rs. 1,500/- per sq yd                          |
| Constructed area rate                                      | Rs. 1,250/- per sft                            | Rs. 1,250/- per sft                            | Rs. 1,250/- per sft                            |
| Amenities charges                                          | Rs. 1.00 lakh per farm                         | Rs. 1.00 lakh per farm                         | Rs. 1.00 lakh per farm                         |
| Clubhouse membership charges                               | Rs. 1.00 lakh per farm                         | Rs. 1.00 lakh per farm                         | Rs. 1.00 lakh per farm                         |
| Water, electricity & generator backup charges              | Rs. 50,000/- per farm                          | Rs. 50,000/- per farm                          | Rs. 50,000/- per farm                          |
| Total Sale consideration                                   | Rs. 43.80 lakhs                                | Rs. 51.30 lakhs                                | Rs. 53.80 lakhs                                |
| Sale consideration for 1 acre farm in place of ½ acre farm | Rs. 80.10 lakhs                                | Rs. 87.60 lakhs                                | Rs. 90.10 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 31<sup>st</sup> May, 2018.
- Corpus fund of Rs. 25,000/- payable extra.
- GST, stamp duty & registration charges extra.
- Farmhouse shall be completed within 15 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.
- Maintenance charges for ½ acre rs. 3,500/- & 1 acre rs. 4,990/- per month.
- For further details refer to the FAQs.

[PPT 151]

For further details or site visit contact:

|                                    |                  |
|------------------------------------|------------------|
| Mr. Suresh, Sr. Sales Manager      | + 91 98666 69768 |
| Mr. Nagireddy, Asst. Sales Manager | + 91 99595 66505 |
| 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