



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,

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PRICING & PAYMENT TERMS

Farmhouse area	400 sft cottage, ½ acre land (2,420 sq yds)	1,000 sft villa, ½ acre land (2,420 sq yds)	1,200 sft villa, ½ acre land (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 30th June, 2018.
- 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.
- 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.

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For further details or site visit contact:

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Mr. Kiran, Sales Executive

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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