



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 www.modiproperties.com

PRICING & PAYMENT TERMS

Farmhouse area	½ acre land (2,420 sq yds)
Constructed area	1,000 sft villa
Amenities charges	Rs. 1.00 lakh per farm
Clubhouse membership charges	Rs. 1.00 lakh per farm
Water, electricity & generator backup charges	Rs. 50,000/- per farm
Total Sale consideration	Rs. 60.00 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 31st July, 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/-.
- For further details refer to the FAQs.

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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