Vista HOMES
Site Office : Sy. Nos. 193 to 195, Kushaiguda,
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Owned & Developed by: M/s. VISTA HOMES

Modi Properties Pvt. Ltd. Since: 1968 MODI PROPERTIES
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Secunderabad - 500 003. ☏ +91 40 66335551,
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PRICING & PAYMENT TERMS

Block	E & F
Rate for Semi-deluxe apartment	Rs. 2,999/- per sft.
Rate for Deluxe apartment + FREE Modular kitchen[5]	Rs. 3,049/- per sft.
Amenities charges	Rs. 2,00,000/- & 2,50,000/- for 2 & 3 bedroom flats
Car parking charges	Rs. 1,50,000/-
Water, electricity & generator backup charges	Rs. 60,000/-

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Semi Deluxe	Deluxe Flat Flat
2 bedroom	950	32.59	33.07
3 bedroom	1,220	41.19	41.80

Scheduled date of completion (from date of signing agreement)

Block no.	A, B, C, D, G, H & I Blocks	F Block	E Block
Date	Completed & soldout	6 months	9 months

Payment Terms

Booking amount	Rs. 25,000/- on booking
I Installment	Rs. 2,00,000/- within 15 days of booking
II Installment	15% of sale consideration to be paid within 30 days.
III Installment* - 50% of balance amount	Within 7 days of completing slab
IV Installment* - 30% of balance amount	Within 7 days of completing brick work and internal plastering
V Installment* - 20% of balance amount	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint.
VI Installment	On completion/ possession - Rs. 2,00,000/-

Terms & Conditions

1. Offer valid upto 28th February, 2019.
2. Water, electricity and generator backup charges included in above price.
3. Car parking charges for single car park included in above price.
4. Corpus fund of Rs. 15,000/- and Rs. 20,000/- for 1/2 & 3 bedroom flats respectively.
5. Modular kitchen of standard size and make shall be provided free of cost if I & II, installments are paid within 30 days of booking.
6. * Installments III 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.
7. E & F Block - GST, stamp duty & registration charges extra. (PPT 205)

For further details or site visit contact:

Mr. Sanjeet Singh K, Sr. Sales Manager + 91 95027 59933
Mrs. Rani, Sr. Sales Executive + 91 94924 27519

Specifications

Semi-deluxe flat:

Structure	:	RCC
Walls	:	4”/6” solid cement blocks
External painting	:	Exterior emulsion
Internal painting	:	Smooth finish with OBD
Flooring	:	12” ceramic tiles
Door frames	:	Wood (non-teak)
Main door	:	Laminated / polished panel door
Other doors	:	Painted flush doors
Electrical	:	Copper wiring with modular switches
Windows	:	Powder coated aluminum sliding windows with grills
Bathrooms	:	Standard ceramic tiles – 4 / 7 ft height
Plumbing	:	UPVC / GI & PVC pipes
Sanitary	:	Cera / Parryware or equivalent brand
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink
French window	:	12 mm toughened glass 8’ x 7’ sliding French window for sit-out (C block only).

Deluxe flat (same as semi-deluxe flat with following alterations):

Flooring	:	24” vitrified tiles
Other doors	:	Painted panel doors
Bathrooms	:	Branded designer ceramic tiles – 4 / 7 ft height
Kitchen	:	Modular kitchen of specified design

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.
8. Design and make of modular kitchen, etc. shall be at the sole discretion of the Builder and subject to change from time to time without prior notice.
9. Specifications / plans subject to change without prior notice

(Spec # 205 – Valid upto 28.02.2019)