

Krishna Prasad

From: 'Rajkumar Chagala' <rajkumar@modiproperties.com>
 Date: 27-06-2017 11:43
 To: <kprasad@modiproperties.com>
 Subject: RE: NE 72-sale-best rate-req

Dear Sir, please do needful

Regards,

Chagal Raj Kumar Sr. Sales Manager +91 70327 26321 | rajkumar@modiproperties.com Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com 5-4-187/ 3 & 4, M G Road, Secunderabad -03 | Ph: +91 40 6633 5551 Don't just buy a flat or villa! Buy a great lifestyle! We build affordable flats & villas in gated communities

On Mon, 26 Jun 2017 at 13:13, Soham Modi <sohammodi@modiproperties.com> wrote:

Send copy of last ppt.

From: Rajkumar Chagala [mailto:rajkumar@modiproperties.com]
 Sent: 26-06-2017 13:33
 To: Soham Modi <sohammodi@modiproperties.com>
 Cc: Krishna Prasad <kprasad@modiproperties.com>
 Subject: NE 72-sale-best rate-req

Good afternoon Sir

✓
 We have a customer for NE 72 (175sq.yds) , earlier customer cancelled this one and booked MNM 90. present PPT for 150sq.yds of NE rate is Rs.37.5 lakhsn inclusive amenities charges.

Kindly let me know the best rate to sell above said (NE72)villa.

Regards,

C.Raj Kumar Sr.Sales Manager | +91 7032726321| rajkumar@modiproperties.com

Modi Properties & Investments Pvt. Ltd. | www.modiproperties.com

27-06-2017



Site Office: by ID-002, Mainpally, Kosara
Hyderabad- 50130. Ph: +91-02470-13975

Owned & Developed by: MCGIRI ESTATES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-167/3&4, II Floor, M.G. Road,
Secunderabad - 500 003.
Ph: +91-40-86 33 5551
Email: info@modiproperties.com
Visit us at: www.modiproperties.com

PRICING & PAYMENT TERMS

Villa Type	B - Single	A1 - Single	A2 - Single	B - Duplex	A1 & A2 - Double & Duplex
Land Area	125 sq yds	175 sq yds	175 sq yds	125 sq yds	175 sq yds
Build-up Area	910 sft	1,215 sft	1,205 sft	1,710 sft	2,265 & 2,255 sft
Sale consideration	Rs. 23.50 lakhs	Rs. 32.00 lakhs	Rs. 32.00 lakhs	Rs. 34.00 lakhs	Rs. 48.00 lakhs
Amenities charges	Rs. 2.50 lakhs per villa				
Water, electricity & generator backup charges	Rs. 50,000/- per villa				
Total Sale consideration	Rs. 26.50 lakhs	Rs. 35.00 lakhs	Rs. 35.00 lakhs	Rs. 37.00 lakhs	Rs. 51.00 lakhs

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

- Offer valid upto 31st July 2016
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, 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 119]

For further details or site visit contact:

Mr. Raj Kumar, Sr. Sales Manager

+ 91 70327 26321

Mr. Anil Kumar, Asst. Sales Manager

+ 91 77022 26063

Mr. Venkata Ramana, Sales Executive

+ 91 78931 57999



Sale Office - Plot No. 100-2, Rampay, Acsam
Hyderabad - 500136, Tel: +91 97470 73073
nigiriestate@modiproperties.com
Owned & Developed by - NIGIRI ESTATES



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

PRICING & PAYMENT TERMS

Type	Land area in sq. yds.	Built-up area in sq. ft.	Sale consideration in Rs. Lakhs	Amenity charges in Rs. Lakhs	Water & electricity & generator backup charges in Rs. Lakhs	Total sale consideration in Rs. Lakhs
AA1 & AA2 single	150	1175	34.50	2.50	0.50	37.50
BB1 & BB2 single	125	915	26.00	2.50	0.50	29.00

Scheduled date of completion

80A to 80D	81 to 99	100 to 135	136 to 185
12 months from signing the agreement	12 months from signing the agreement	18 months from signing the agreement	21 months from signing the agreement

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

- Offer valid upto 30th June, 2017.
- Corpus fund of Rs. 30,000/- payable extra.
- VAT, Service Tax, 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.
- Rs. 2 lakhs extra for plots of larger sizes i.e., plot nos. 81, 83 to 88, 111 to 116, 160, 175, 183 to 185. Rs. 1 lakh extra for larger plot sizes i.e., plot nos. 119, 120, 121, 126, 145, 150, 151, 152 & 153.
- Additional charge for duplex villas of type A1, A2, AA1 & AA2 shall be Rs. 16 lakhs. Similarly additional charges for duplex villas of type BB1 & BB2 shall be Rs. 13 lakhs. [PPT 135A]

For further details or site visit contact:

Mr. Raj Kumar, Sr. Sales Manager
Mr. Satish Kumar, Sr. Sales Executive
Mrs. Reshma, Sales Executive

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