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 Developed by: M/s. Modi Realty Pocharam LLP



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PRICING & PAYMENT TERMS

Rate for Deluxe Apartment	Rs. 3,949/- per sft
Rate for Luxury Apartment	Rs. 3,999/- per sft
Amenities charges	Rs. 3,00,000/-
Car parking charges	Rs. 2,00,000/-
Water, electricity & generator backup charges	Rs. 60,000/-
Additional charges for floor rise from 6 th to 10 th floor - Rs. 50/- per floor	

Price (in Rs. Lakhs)

Flat Type	Area (sft)	Deluxe Flat	Luxury Flat
3 bedroom	1,325	57.92	58.59
3 bedroom	1,350	58.91	59.59
3 bedroom	1,380	60.10	60.79
3 bedroom	1,425	61.87	62.59
3 bedroom	1,450	62.86	63.59

Scheduled date of completion (from date of signing agreement)

Block no	A
Date	24 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* - 10% of balance amount	Within 7 days of completing plinth beams.
IV Installment* - 40% of balance amount	Within 7 days of completing slab.
V Installment* - 30% 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.
VI I Installment	On completion/ possession - Rs. 2,00,000/-.

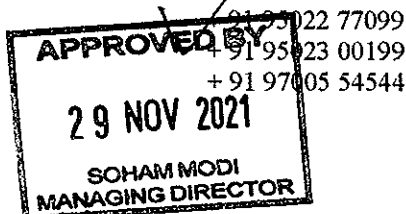
Terms & Conditions:

- Offer valid upto 15th December, 2021.
- Car parking charges for single car park included in above price.
- Corpus fund Rs. 25,000/- extra.
- GST, stamp duty & registration charges extra.
- Modular kitchen shall be provided only if 15% of sale consideration is paid within 30 days of booking.
- * Installments III, IV, V, VI shall be for the balance sale consideration after deducting booking amount & other installments.

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For further details or site visit contact:

Mr. Anand Netha, Sr. Sales Manager
 Mr. Laxmikanth, Asst. Sales Manager
 Mr. Kishore, Sales Executive



Specifications

Deluxe flat:

Structure	:	RCC.
Walls	:	4"/6" cement blocks.
External painting	:	Exterior emulsion.
Internal painting	:	Smooth finish with OBD.
Flooring	:	24" vitrified tiles.
Door frames	:	WPC.
Main door	:	Polished panel door.
Other doors	:	Painted panel doors.
Electrical	:	Copper wiring with branded modular switches.
Windows	:	Powder coated UPVC sliding windows with grills.
Bathrooms	:	Branded ceramic tiles - 7 ft height.
Plumbing	:	CPVC & PVC pipes.
Sanitary	:	Branded sanitaryware.
CP fittings	:	Branded quarter turn ceramic disc type.
Kitchen platform	:	Granite slab with 2 ft dado and SS sink.

Luxury flat (deluxe flat with following alterations):

Kitchen	:	Modular kitchen + hob & chimney.
Flooring	:	Premium branded flooring tiles of size 2x4 ft for drawing & dining. wood finish tiles for bedrooms of size 8" x 4 ft.

Note:

1. Choice of 2 colors 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. Specifications / plans subject to change without prior notice.