




**PRICE LIST**

w.e.f. 01/04/2024

RERA No: P02200001454

Area of flat (Sft)	Block	Rate per Sft. (in Rs.)	Price (in Rs.)	Flat Type
1449 - West	B1	5000/-	72,45,000/-	3BHK
1449 - East	B1	5100/-	73,89,900/-	3BHK
<b>PREMIUM BLOCK</b>				
1449 - West	B2	5000/-	72,45,000/-	3BHK
1449 - East	B2	5100/-	73,89,900/-	3BHK
<b>Amenities</b>	<b>B1 - 3BHK</b>	Club House/ Water/ Electricity/ Car Parking/ Swimming Pool/ Children's Play Area /Garden		Rs.4,50,000/-
	<b>B2 - 3BHK</b>	Club House/ Water/ Electricity/ Car Parking/ Swimming Pool/ Children's Play Area /Garden		Rs.6,50,000/-
<b>Maintenance</b>	24 months Maintenance Amount Payable in advance at the time of handover.			
<b>Applicable Taxes</b>	GST as applicable. (Subject to change as per the rules/laws from time to time and payable along with each installment as mentioned in payment schedule).			
<b>Registration Charges</b>	Registration charges, Stamp Duty and incidental expenses applicable at the time of registration shall be extra and is borne by the buyer.			
	Any other levies/taxes as applicable from time to the shall be extra and are to be borne by the buyer.			
	Legal and Documentation Charges - Rs.14000/-			
<b>Payment Terms</b>	1. Booking Amount (10%)			
	2. Margin Amount (10%)			
	3. 1st Installment (40%)			
	4. 2nd Installment (20%) on RCC			
	5. 3rd Installment (10%) on BW			
	6. 4th Installment (5%) on Flooring			
	7. 5th Installment (5%) on Handover			
<b>* Terms &amp; Conditions</b>	All Payments to be paid by A/c payee cheque only.			
	Modifications are at extra cost as per company norms.			
<b>Cancellation &amp; Refund Policy</b>	Cancellation Charges is equal to the booking amount (i.e.)10% of the total sale consideration after 30 days from date of booking, as per the RERA Act 2016.			
	Refund will be issued only after all original agreements, booking forms, receipts etc. are handed over and formal letter of cancellation is given.			
	<b>Modi Builders</b>			
	4th Floor, Ashoka HiTech Chambers Road No. 2, Banjara Hills, Opp. KBR Park, Hyderabad, Telangana 500034. P.No: 7677120120 Email: Sales@modibuilders.com			