



ELEGANCE

 Gajularamaram, near Kukatpally

PRICE LIST

Valid from 01/09/2025 - 30/09/2025

RERA No: P02200001493

PREMIUM BLOCK D + GST

Area of flat (Sft)	Block	Rate per Sft. (in Rs.)	Price (in Rs.)	Flat Type
890	D	5400/-	48,06,000/-	2BHK
1308	D	5400/-	70,63,200/-	3BHK
1639	D	5400/-	88,50,600/-	3BHK
Garden view flats: ₹200 per sq. ft extra East-facing flats: ₹100 per sq. ft extra.				
Amenities				Rs.2,50,000/-
Parking	Price Per Slot			Rs.2,00,000/-
Maintenance	24 months Maintenance Amount Payable in advance at the time of handover @ Rs.3 per sft.			
Applicable Taxes	GST @ 1% for 2BHK and @ 5% for 3BHK, as applicable. (Subject to change as per rules/laws from time to time and payable along with each instalment as mentioned in the payment schedule).			
Registration Charges	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.14,000/-			
Payment Terms	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			
* Terms & Conditions	All Payments to be paid by A/c payee cheque only.			
	Modifications are at extra cost as per company norms.			
Cancellation & Refund Policy	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.			



Modi Builders

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Layout plan



* All plans may be subject to alterations

Company Suggested Flats					
Sl.no	Flat no	Total Area Sft	Facing	Type	Remarks
1	501	890	WEST	2BHK	Corner -2 side ventilation last few left
2	404	890	WEST	2BHK	Garden view high floors last few
3	604	890	WEST	2BHK	Garden view high floors last few
4	904	890	WEST	2BHK	Garden view high floors last few
5	703	890	WEST	2BHK	Garden view high floors
6	803	890	WEST	2BHK	Garden view high floors
7	613	890	WEST	2BHK	Corner -2 side ventilation
8	713	890	WEST	2BHK	Corner -2 side ventilation