



GOLDEN COUNTY ANNEXE LUXURY VILLAS

Rampally, near Infosys Pocharam

PRICE LIST

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

RERA No: P02200000551

Area of flat (Sft)	Phase	Rate per Sft. (in Rs.)	Price (in Rs.)	Villa Type
2344	Phase - II	6000/-	1,40,64000/-	Duplex - 3BHK
2618	Phase - II	6000/-	1,57,08000/-	Duplex - 3BHK
2726	Phase - II	6000/-	1,63,56000/-	Duplex - 3BHK
3517	Phase - II	6000/-	2,11,02000/-	Triplex - 4BHK
Amenities				Rs.5,00,000/-
Maintenance	24 months Maintenance Amount Payable in advance at the time of handover @ Rs.2 per sft.			
Applicable Taxes	GST @ 5% applicable. (Subject to change as per the rules/laws from time to time and payable along with each installment as mentioned in 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.14000/-			
Payment Terms	1. Booking Amount (10%)			
	2. Margin Amount (10%)			
	3. 1st Installment (40%)			
	4. 2nd Installment (5%)			
	5. 3rd Installment (10%) on Ground Floor RCC			
	6. 4th Installment (5%) on First Floor RCC			
	7. 5th Installment (5%) on Second Floor RCC			
	8. 6th Installment (5%) on Ground Floor Brickwork			
	9. 7th Installment (2.5%) on First Floor Brickwork			
	10. 8th Installment (2.5%) on Second Floor Brickwork			
	11. 9th Installment (2.5%) on flooring			
	12. 10th Installment (2.5%) on Completion			
* 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.			

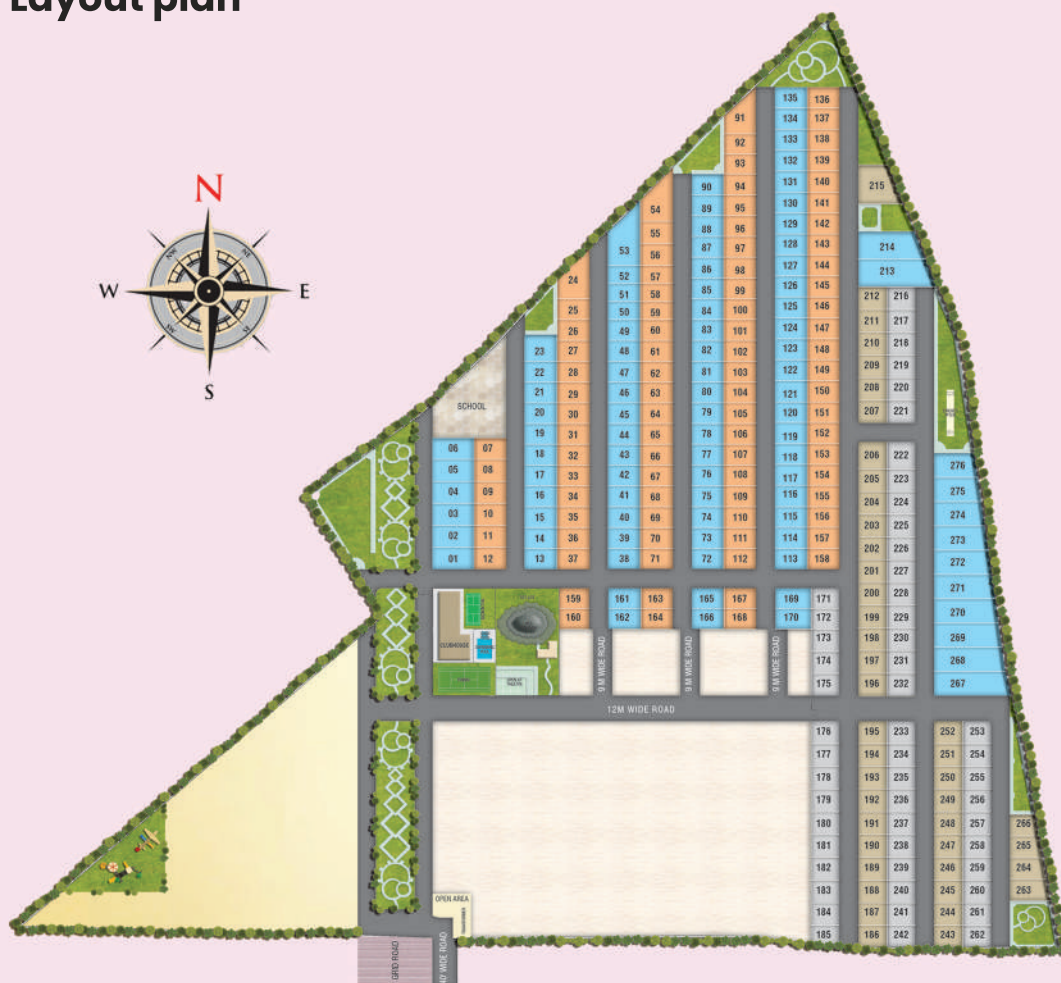


Modi Builders

4th Floor, Ashoka HiTech Chambers Road No. 2, Banjara Hills,
Opp. KBR Park, Hyderabad, Telangana 500034.
P.No: 7677120120 Email: Sales@modibuilders.com



Layout plan



Company Suggested Villas					
Sl.no	Vila Nos	Area	House area	Facing	Remarks
Best Villas					
Type 1 - West Facing (3517 Sft)					
1	13	187	3517	West	corner, garden facing
2	38	189	3517	West	corner
3	72	188	3517	west	corner
4	113	189	3517	west	corner
5	165	184	3517	West	corner
Type 1 East facing (3517 sft)					
6	7	194	3517	East	north east corner
7	37	187	3517	East	corner, garden facing
8	71	189	3517	East	corner
9	112	188	3517	East	corner
10	158	189	3517	East	corner
Type 2 East facing (2618 sft)					
11	171	163	2344	East	corner
12	225	181	2618	East	
13	223	181	2618	East	
14	228	181	2618	East	
15	230	181	2618	East	
Type 2 west facing (2726 sft)					
16	196	181	2726	west	corner
17	252	181	2726	West	corner
18	207	181	2726	West	corner
19	205	181	2726	West	
20	251	181	2726	West	

* All plans may be subject to alterations