



GOLDEN COUNTY

LUXURY VILLAS

Rampally, near Infosys Pocharam

PRICE LIST

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

RERA No: P02200000242

Area of flat (Sft)	Phase	Rate per Sft. (in Rs.)	Price (in Rs.)	Villa Type
1610	Phase - 1	6000/-	96,60,000/-	Duplex - 3BHK
2079	Phase - 1	6000/-	1,24,74,000/-	Duplex - 3BHK
2387	Phase - 1	6000/-	1,43,22,000/-	Duplex - 3BHK
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%) on Commencement of Footings			
	5. 3rd Installment (10%) on Ground Floor RCC			
	6. 4th Installment (10%) on First Floor RCC			
	7. 5th Installment (5%) on Ground Floor Brickwork			
	8. 6th Installment (5%) on First Floor Brickwork			
	9. 7th Installment (2.5%) on flooring			
	10. 8th 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

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Layout plan



* All plans may be subject to alterations

Company Suggested Villas

Sl.no	Vila Nos	Area	House area	Facing	Remarks
1	91	199	2387	West	only 4 big villas left.
2	93	199	2387	West	only 3 big villas left. RCC Ready - 6 months
3	88	199	2387	West	Only 3 big villas
4	89	199	2387	West	Only 3 big villas
5	132 E	179	2079	North	Garden facing (last 2 villas)
6	132 F	337	2079	North	extra land, quiet corner
7	126	108	1610	West	compact 3 bedroom
8	128	112	1610	West	corner perfect compact 3 bedroom