

**MB Modi Builders****Lakeview**

Laxmiguda IRR Road, Airport Road.

PRICE LIST

w.e.f. 01/12/2024

RERA No: P02400004624

BLOCK A + GST - 2BHK

| Area of flat (Sft) | Block | Rate per Sft. (in Rs.) | Price (in Rs.) | Flat Type |
|--------------------|-------|------------------------|----------------|-----------|
| 916 | A | 5125/- | 46,94,500/- | 2BHK |
| 983 | A | 5125/- | 50,37,875/- | 2BHK |
| 1068 | A | 5125/- | 54,73,500/- | 2BHK |
| 1118 | A | 5125/- | 57,29,750/- | 2BHK |
| 1166 | A | 5125/- | 59,75,750/- | 2BHK |
| 1169 | A | 5125/- | 59,91,125/- | 2BHK |

BLOCK A + GST - 3BHK

| | | | | |
|------|---|--------|-------------|------|
| 1301 | A | 5125/- | 66,67,625/- | 3BHK |
| 1429 | A | 5125/- | 73,23,625/- | 3BHK |
| 1561 | A | 5125/- | 80,00,125/- | 3BHK |
| 1744 | A | 5125/- | 89,38,000/- | 3BHK |

East-facing flats: ₹100 per sq. ft extra.

| | | |
|---|---|---------------|
| Amenities | 2BHK | Rs.1,50,000/- |
| | 3BHK | 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. | |
| Applicable Taxes | 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). | |
| 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**4th Floor, Ashoka HiTech Chambers Road No. 2, Banjara Hills,
Opp. KBR Park, Hyderabad, Telangana 500034.
P.No: 7677120120 Email: Sales@modibuilders.com

Rental offer : 18 months rent @ 10000*/per Month for 2-BHK & 15000*/per Month for 3BHK. *T&C Apply