



PRICE LIST

w.e.f. 01/10/2024

BLOCK E - No GST

Area of flat (Sft)	Block	Rate per Sft. (in Rs.)	Price (in Rs.)	Flat Type
1070	E	4750/-	50,82,500/-	3BHK
1105	E	4750/-	52,48,750/-	3BHK

PREMIUM BLOCK - F + GST

590	F	4750/-	28,02,500/-	1BHK
1102	F	4750/-	52,34,500/-	3BHK
1132	F	4750/-	53,77,000/-	3BHK

PREMIUM BLOCK - H + GST

722	H	4750/-	34,29,500/-	2BHK
920	H	4750/-	43,70,000/-	2BHK
1070	H	4750/-	50,82,500/-	3BHK

Garden view flats: ₹200 per sq. ft extra | 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.
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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).
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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 (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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