

**MB Modi Builders****SERENE PARK****Ghatkesar, Infosys Pocharam.****PRICE LIST****w.e.f. 01/10/2024****RERA No: P02200002680****BLOCK A + GST**

| Area of flat (Sft) | Block | Rate per Sft. (in Rs.) | Price (in Rs.) | Flat Type |
|--------------------|-------|------------------------|----------------|-----------|
| 905 | A | 4600/- | 41,63,000/- | 2BHK |

Garden view flats: ₹200 per sq. ft extra | East-facing flats: ₹100 per sq. ft extra.

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| Amenities | 2BHK | Rs.1,50,000/- |
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| Parking | Price Per Slot | Rs.2,00,000/- |
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| 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. | |
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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/-

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| Payment Terms | 1. Booking Amount (10%) | |
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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

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| * Terms & Conditions | All Payments to be paid by A/c payee cheque only. | |
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Modifications are at extra cost as per company norms.

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| 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. | |
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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: Assured ₹10,000* per month for 12 months.*T&C Apply**