

 **Ghatkesar, near Infosys Pocharam**

## PRICE LIST

Valid from 01/09/2025 – 30/09/2025

RERA No: P02200002680

### BLOCK A + GST

Area of flat (Sft)	Block	Rate per Sft. (in Rs.)	Price (in Rs.)	Flat Type
905	A	4700/-	42,53,500/-	2BHK
Garden view flats: ₹200 per sq. ft extra   East-facing flats: ₹100 per sq. ft extra.				
Amenities				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 @ Rs.2 per sft.			
Applicable Taxes	GST @ 1% 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 (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.			

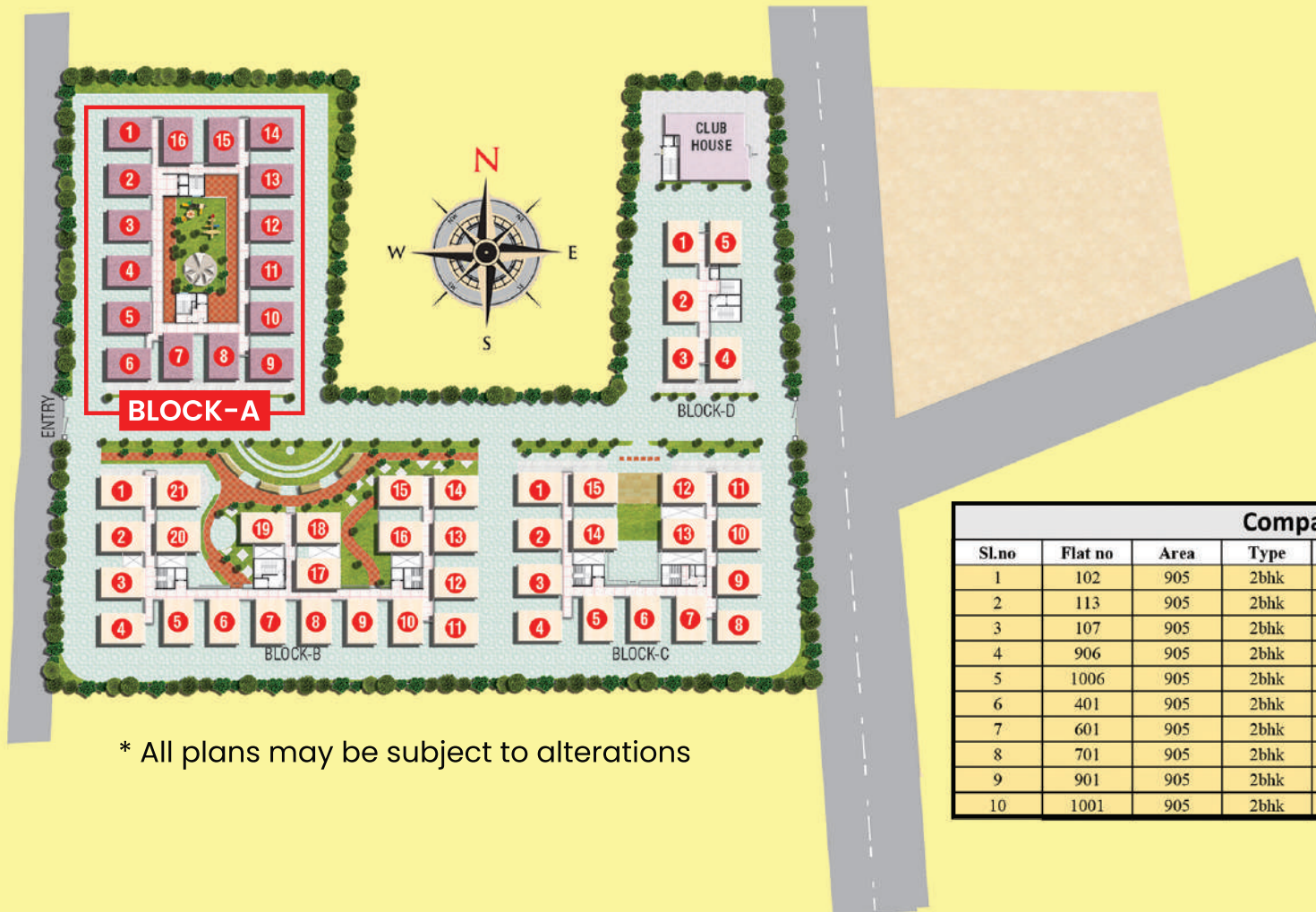


#### Modi Builders

4th Floor, Ashoka HiTech Chambers Road No. 2, Banjara Hills,  
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## Layout plan



\* All plans may be subject to alterations

### Company Suggested Flats

SLno	Flat no	Area	Type	Facing	Remarks
1	102	905	2bhk	East	model flat with furniture free
2	113	905	2bhk	West	model flat with furniture free
3	107	905	2bhk	North	model flat with false ceiling ( Garden Facing )
4	906	905	2bhk	North	Corner front flat last 2
5	1006	905	2bhk	North	Corner front flat last 2
6	401	905	2bhk	East	corner last few 1 series left
7	601	905	2bhk	East	corner and high floor last few 1 series left
8	701	905	2bhk	East	corner and high floor last few 1 series left
9	901	905	2bhk	East	corner last few 1 series left
10	1001	905	2bhk	East	10th floor - free false ceiling - master ac