

Kompally- Nutankal 100 Ft State Highway



PREMIUM CUSTOM VILLAS PRICE LIST



Final Layout Approved Vide Approval no
LP No 02/LO/HMDA/2021

**Goodlife in Good
Environment**
Gated Community Solar
Fenced Layout

PREMIUM CUSTOM VILLAS WITH UNLIMITED RESTRICTIONS

Premium Custom Villas at Kompally –
Nuthankal 100Ft State Highway , Gated
Community with Connectivity across
Road, Rail and Airports along with ORR.
Schools Colleges, Club, Hospital around 5
Kms range with Gateway IT park coming
around just 10 Kms away.

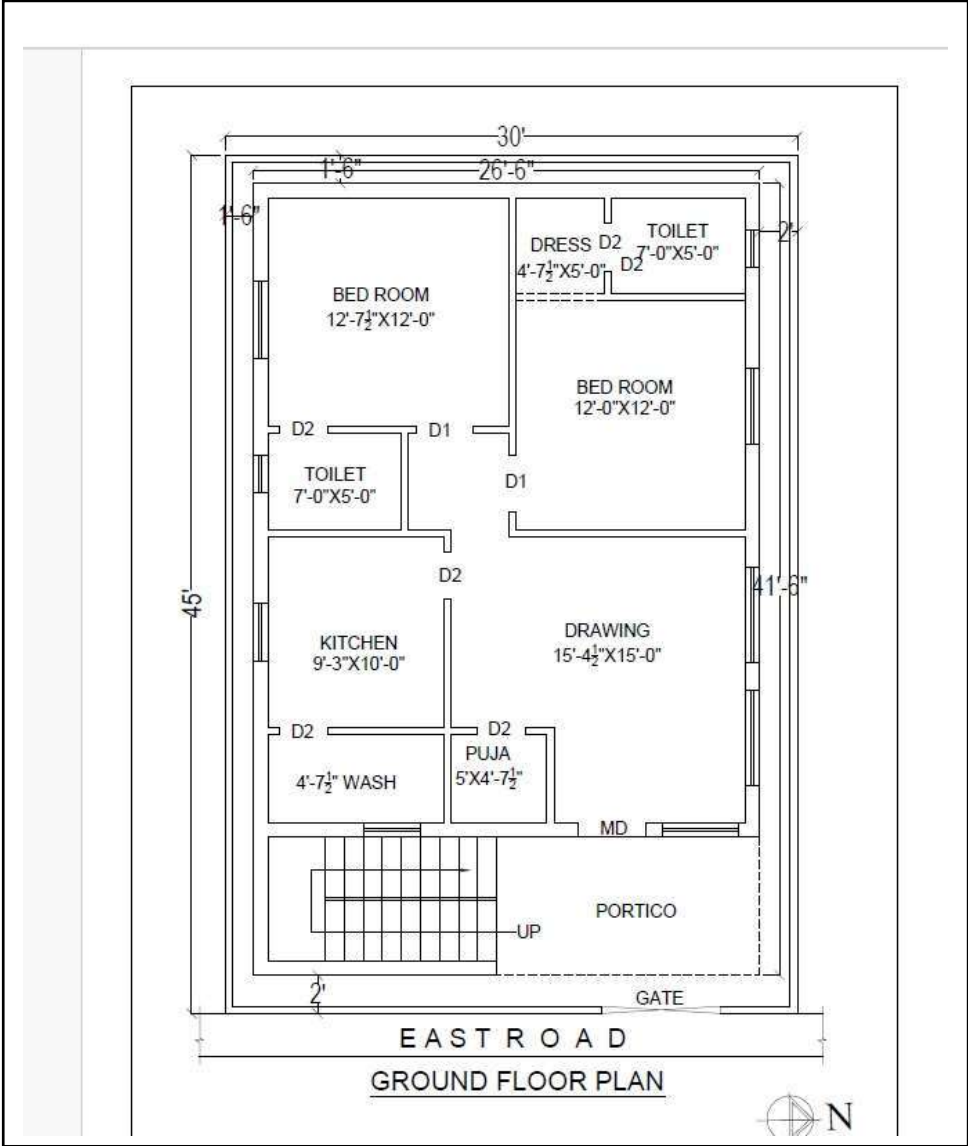
2BHK VILLA BUDGET Villa

67.5 LAKHS



SAMPLE ELEVATION DESIGN 4BHK

SAMPLE FLOOR PLAN



VILLA SPECIFICATIONS

Foundation : RCC framed Structure

Kitchen :

- Granite platform with stainless steel sink with drain board.
- Provision for RO unit/water filter, and electric chimney.
- Provision for bore and municipal water.

Windows: UPVC 2.5 track windows with provision for Mosquito mesh and standard hardware.

Railing : □ SS hand rail for internal Staircase & Courtyard cut out. □ Sitout with Glass railing.

Utilities : Provision for Washing Machine, Dishwasher point and other wash area allocation

Plastering : □ Internal: Smooth Cement plaster in two coats.
□ External: Two coats of Cement plaster.

Painting : □ Internal: 2 coats of tractor emulsion over smooth luppam finished surface.
□ External: 2 coats of Apex weather cool over texture paint.

Super Structure : 4"/8" Red Bricks/thick fly ash based solid cement blocks/ or equivalent.

Doors : □ Main door: Architrave with Engineered door frame and door shutter. □ Internal Doors: Architrave with Engineered door frame and door shutter.

Electricals : □ Concealed copper wiring in PVC pipes.
□ A/C provision in all bedrooms.
□ Power outlets geyser in all toilets. □ Power plug for cooking range, chimney, refrigerator, micro-oven. □ Plug points for TV, music system in all bedrooms and living rooms. □ 3 phase

supply for each unit with dual metering for TSSPDCL / DG Supplies.

- Miniature Circuit Breakers or equivalent.
- All electrical modular switches and sockets will be of reputed brandAll .

Toilets : □ All bathrooms - Concealed single lever diverter for hot and cold with overhead shower. □ All CP fitting of Jaquar or equivalent.

Telecommunications : □ Broadband - subject to service provider. □ Intercom connectivity to security.
□ Provisions for DTH/Satellite TV/Alternate in bedrooms and hall.

Flooring & Dado : □ Vitrified tiles: G.F -living room, dining, kitchen of 2'x2' floor tiles.
□ 2'x2' floor tile - For all bedrooms, F.F lounge, other rooms.
□ Matt finished ceramic tiles 2'X2' for sit out.
□ Matt finished 1'x1' ceramic flooring for toilets /Utility.
□ Ceramic tile dado up to 7' ht for bathrooms and 2' height for kitchen. □ Granite for internal staircase. □ Parking tiles for Portico area.

Common Amenities

- Power backup line for Generator or UPS battery operated System for villas.
- Water supply System to each plot from OHT.
- B.T. Road with avenue Plantations with seven Parks.
- Landscaped park areas

2 BHK VILLA DIFFERENT SIZE LAND AND SUPER BUILTUP AREA COSTING DETAILS

SI No	Villa Land Area IN Sq Yards	120 Sq Yards	150 Sq.Yards	167 Sq.Yards	200 Sq.Yards
1	Villa Facing	West	East/West	East	East/West
2	Villa Type	2BHK	2BHK	2BHK	2BHK
3	Villa Saleble area in Super Built-up area	1500	1500	1500	1500
4	Plot Dimensions in Feet	27 x 40	30 X 45	30 x 50	40 x 45
5	Basic Price	67,50,000/-	75,00,000/-	79,25,000/-	87,50,000/-
6	Amenities and Plan Approval services	1,00,000/-	1,00,000/-	1,00,000/-	1,00,000/-
7	Maintenance Corpus Fund	1,25,000/-	1,25,000/-	1,25,000/-	1,25,000/-
8	Maintainence Advance 3 months @ 1.20 per sq ft.	5,400/-	5,400/-	5,400/-	5,400/-
8	Legal and Documentation Charges	25,000/-	25,000/-	25,000/-	25,000/-
9	Total Cost	Rs.70,04,400/-	77,54,400/-	81,79,400/-	90,04,400/-
10	GST and Registration Charges	Extra as applicable	Extra as applicable	Extra as applicable	Extra as applicable

PAYMENT TERMS FOR VILLA

1	Booking Amount	25%
2	Before Plot Registration with Building Plans with Bank Loan	40%
3	On Completion of Footings and Plinth Bean	10%
4	On Completion of First Floor Slab	10%,
5	On Completion of 2 nd floor Slab and Br ick work	10%
6	Before Handing over GST and Maintainence advance to be paid	5%
7	Total	100%

TOTAL CASH or CHEQUE DOWN PAYMENT IMMEDIATELY CAN GET YOU INTERIORS GIFT UPTO 2 LAKHS WITH SPOT PLOT REGISTRATION.

TERMS AND CONDITIONS

1. East Facing Plot Premium Charges 1 lakhs extra, Corner Plot or Park facing Villa 2 Lakhs extra
2. Registration will be done for Plot with Building Plans will be including amenities, maintenance, water connection electricity connection and registration charges amount, Any taxes applicable at time of handing over it will be charged extra as applicable, Home Finance facility is available with HDFC, ICICI, SBI and Tata Capital
3. All Payments should be done by way of online Transfer or by way of cheque favouring Good life Builders and Developers Pvt Limited payable at Hyderabad. Account details will be sent on request.
4. **ONLINE PAYMENTS Account no 35430906617, IFSC CODE SBIN0003098,**
5. **PHONE PAY 9666999885**
6. For all Details please contact Site office or registered office by calling **8247706507/9666999885.**
7. **Loan upto 90%** will be available for Villas based on eligibility of the applicant.
8. False Ceiling / Wooden interiors , Borewell, electrical fittings will be extra as applicable
9. All Villas will be as per custom design with unlimited restrictions for interiors and exteriors within the approved municipal plans.
10. If any New custom design is required to be made separately it will be charged extra per sq ft as applicable based on design.

Delivery will be within EIGHT months from the date of booking as per design selected.

Distance Chart Rainbow City to Prominent Places

- ▶ Gateway IT Park, Kandlkoya 12 Kms
- ▶ Badruka College Campus 0.5 Kms
- ▶ ISKON Temple- 50 Acres Area 0.5 Kms
- ▶ Nazareth Grammar School 3.0 Kms
- ▶ Bharath Bibile College 3.0 Kms
- ▶ MMTS Dabilpur 3.0 Kms
- ▶ Yashoda Hospital/Nursing College 6.0 Kms
- ▶ Country Club 5.0 Kms
- ▶ Medciti Hospital 12.0 Kms
- ▶ Kompally 'X' Roads 14.0 Kms
- ▶ 10 City Bus Routes (233, 234, 229 etc) to Site



Gate Way IT Park, Kandlkoya



ISKON Temple, Nuthankal



MMTS, Dabilpur



Yashoda Nursing Hospital



Bharat Bible College



Nazareth Grammar School



Medciti Hospital



Badruka Campus



Country Club

Villa Plotted Gated Community Facilities & Amenities

- ▶ HMDA Approved Final Layout, Ready for Construction
- ▶ 40' & 30' Black top Roads (Internal)
- ▶ 100' State Highway Facing Project
- ▶ Layout designed as per Vaastu
- ▶ Commercial Plots 100' Road Facing from 600 to 1000 Sq. Yds
- ▶ 24 Hrs. Security with Solar Fenced Gated Community
- ▶ Over Head Tank for Drinking Water, Connection to Each Plot ready
- ▶ Drainage and Sewerage Lines upto Plot ready
- ▶ 4G Network Cable and Wi-Fi ready at the Site
- ▶ Street Lighting ready at the Site
- ▶ 7 Parks, Gardens Landscaping and Avenue Plantation Children Play Area
- ▶ Mission Bagiratha Drinking Water Line
- ▶ Custom Villas 3BHK, 4BHK and 5BHK Started construction with deliveries by 6 months