

# Mayflower Grande

Sy. No. 2/1/1, 183, 184, 190 & 191  
Mallapur, Hyderabad - 500 076.  
Phone : +91-40-6527 2342

# M/s. B & C Estates

# 5-4-187/3 & 4, II Floor, Soham Mansion,  
M.G. Road, Secunderabad - 500 003.  
Phone : +91-40-6633 5551

No. 1019

**RECEIPT**

Date: 01/05/14

Received with thanks from Syed Furgan Mehdi

the sum of Rs. 1,00,000/- (Rupees One lakh only/-

.....only)

by cash / cheque\* / DD No. 311 830 dated 01/05/14 name of the bank SBI

towards Banking amt for flat no - A 806

For B & C Estates

[Signature]  
Authorised Signatory

Name in full : [Name]

Rs. 1,00,000/-

\*Receipt issued subject to realization of cheque

**BOOKING FORM**

No: **1123**

Name of Purchaser	Syed Furban Mehdi		
Name of father/spouse	Syed Mehdi	Age	18 yrs
Address:	H.no - 1-5-16/2 / Mulheerabad		
	Ludhiana - 500020		
Occupation	Self Employed		
Phone	Office	009665305594	Home
	Mobile	9963399600	Email
Flat No.	A-806	Flat Area	1400 Sft
Total Sale Consideration	Rs. 39,98,600/-		
(In Words)	Rupees. Thirty nine lakh ninety eight thousand six hundred only		
Type of Flat	<input type="checkbox"/> Luxury	<input type="checkbox"/> Deluxe	<input type="checkbox"/> Semi deluxe
Booking Amount	Rs. 25,000/-		
Receipt No	1019	Date	01/05/14
Payment Terms			
Installment No.	Due Date	Amount	
I installment	Within 15 days of booking	2,00,000/-	
II installment	Within 45 days of booking	2,00,000/-	
III installment	Within 7 days of completing slab	15,36,800/-	
IV installment	Within 7 days of completing brickwork and internal palstering	9,22,080/-	
V installment	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	4,14,720/-	
VI installment	On completion	2,00,000/-	
Payment through	<input type="checkbox"/> Housing Loan	<input checked="" type="checkbox"/> Own sources	
Remarks :	Registration, vat & service tax applicable		
	PPT No. 111		

I hereby declare that I have gone through and understood the terms and conditions mentioned overleaf and shall abide by the same

Date : 01/05/14

Place : Ludhiana

Booked by : [Signature]

Signature of Purchaser [Signature]

For B & C Estates

Signature : [Signature]

Name : [Signature]

**Note:**  
M/s. B & C Estates, a partnership firm is the Owner / Builder / Developer of Mayflower Grande. All payments shall be made directly in favour of M/s. B & C Estates. The term Builder shall mean and include both M/s. Modi Properties & Investments Pvt. Ltd. and M/s. B & C Estates.

## TERMS AND CONDITIONS:

### 1. NATURE OF BOOKING:

- 1.1 This is a provisional booking for a flat mentioned overleaf in the project known as 'MAYFLOWER GRANDE'.
- 1.2 The provisional booking do not convey in favour of purchaser any right, title or interest of whatsoever nature unless and until required documents such as Sale Agreement / Sale Deed / Construction Contract, etc., are executed.
- 1.3 The purchaser shall execute the required documents within a period of 15 days from the date of booking along with payment of the 1<sup>st</sup> installment mentioned overleaf. In case, the purchaser fails to do so then this provisional booking shall stand cancelled and the Builder shall be entitled to deduct cancellation charges as mentioned herein.

### 2. REGISTRATION & OTHER CHARGES:

- 2.1 Registration Charges, Stamp Duty and incidental expenses thereon as applicable at the time of registration shall be extra and is to be borne by the purchaser.
- 2.2 Service Tax & VAT as applicable from time to time shall be extra and are to be borne by the purchaser.

### 3. MODE OF PAYMENT:

- 3.1 All payments from outstation locations are to be paid through DEMAND DRAFTS only. Demand Drafts / Local Cheques are to be made payable to M/s. B & C ESTATES. Cash payment shall be made only at the Head Office. The purchaser must insist on a duly signed receipt from authorized personnel having photo identity cards.

### 4. DELAYED PAYMENTS:

- 4.1 Simple interest at the rate of 1.5% per month shall be charged on all delayed payments of installments. The rate of interest to be paid along with delayed installments is Rs. 1.50 per Rs. 100/- per month.

### 5. HOUSING LOANS:

- 5.1 The purchaser at his/her discretion and cost may avail housing loan from a bank / financial institution. The purchaser shall endeavour to obtain necessary loan sanctions within 30 days from the date of provisional booking. The Builder shall under no circumstances be held responsible for non-sanction of the loan to the purchaser for whatsoever reason. The payment of installments to the Builder shall not be linked to the housing loan availed / to be availed by the purchaser.

### 6. CANCELLATION CHARGES:

- 6.1 In case of default mentioned in clause 1.3 above, the cancellation charges shall be Rs. 25,000/-.
- 6.2 In case of failure of the purchaser to obtain housing loan within 30 days of the provisional booking, the cancellation charges will be NIL provided necessary intimation to this effect is given to the Builder in writing along with necessary proof of non-sanction of the loan. In case of such non intimation, the cancellation charges shall be Rs. 25,000/-.

- 6.3 In case of request for cancellation in writing within 60 days of this provisional booking, the cancellation charges shall be 50,000/-.

- 6.4 In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed sale consideration.

### 7. OTHER CONSEQUENCES UPON CANCELLATION:

- 7.1 The purchaser shall re-convey and redeliver the possession of the flat in favour of the Builder at his / her cost free from all encumbrances, charges, claims, interests etc., of whatsoever nature.

### 8. ADDITIONS & ALTERATIONS:

- 8.1 Cost of any additions and alterations made over and above specifications mentioned in the brochure at the request of the purchaser shall be charged extra.

- 8.2 All the flats in MAYFLOWER GRANDE shall have a similar elevation, colour scheme, compound wall, landscaping, trees, etc. No purchaser shall be allowed to alter any portion of the flat that may change its external appearance without due authorization from the Builder and / or Association / Society in- charge of maintenance for an initial period ending in year 2030.

### 9. BROKERAGE COMMISSION:

- 9.1 The Builder has not appointed any other agents for marketing and/or obtaining loans. No brokerage commission or any other charges shall be payable to any employee of the company.

### 10. MEMBERSHIP OF ASSOCIATION / SOCIETY:

- 10.1 The purchaser shall become a member of the Association / Society which shall be formed to look after the maintenance of MAYFLOWER GRANDE and abide by its rules.

- 10.2 The purchaser shall pay a sum of Rs. 25,000/- per flat, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed flat.

### 11. POSSESSION:

- 11.1 The Builder shall deliver possession of the completed flat together with land to the purchaser only on payment of all dues to the Builder

### 12. OTHER TERMS & CONDITIONS

- 12.1 Other Terms & Conditions mentioned in Sale Agreement / Deed and Construction Contract shall apply.

- 12.2 In case, the flat is completed before the scheduled date of completion, the entire balance outstanding as on such date of completion shall become due and payable, not withstanding the installments and due dates mentioned herein.

- 12.3 This booking is not transferable.

- 12.4 Any alterations to these terms and conditions shall be in writing, duly signed by the Builder and purchaser.

## Letter of confirmation

To, Syed Furqan Mehdi

Date: 01/05/14

Sub.: 'Free Modular kitchen' offer.

Ref.: Your booking for flat no. 806 in block A our project known as 'Mayflower Grande' at Sy. No. 191 Mallapur Village, Uppal Mandal, R.R. District – 500 076, vide booking form no. 1023 dated 01/05/14

Dear Sir / Madam,

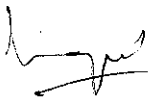
We hereby confirm our offer to provide a modular kitchen free of cost for the said flat on the following terms and conditions:

1. The Modular kitchen shall be provided free of cost only if 15% of total sale consideration is paid within 45 days of booking.
2. Modular Kitchen shall be of a standard design & size, as per our company policy, with hob, chimney & designer sink. We reserve the right to choose a Vendor of our choice.
3. This offer stands void in case of default of any of the above conditions by the Purchaser.
4. Other conditions mentioned in booking form, agreement of sale, construction agreement, sale deed, etc., shall apply.

Please sign a copy of this letter as your confirmation of accepting the above terms and conditions.

Thank You.

Yours sincerely,



A. Gopi  
Sr. Manager-Sales

Confirmed & Accepted

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_