Phase-II

ad & Developed by Mehta & Modi Homes) Sy.Nos. 291, Cherlapally,

Hyderabad - 500 051. Phone: 040 - 55272343 Fax:040-27260535



INVESTMENTS PVT. LTD. 5-4-187/3 & 4, III Floor, M.G. Road, SECUNDERABAD - 500 003.

Phone: 040-5335551 Fax: 040-27544058

BOOKING FORM

No. 2048

MRS. V. RAJESHWARI
MR. U. NAGE SWARA RAD Age
303 PINIMACLE PRIDE APTS
UMANAGAR BEGUMPET HYD. IL.
Office Home . 234/3273 Mobile
258 Plot Area 372500 Area of Bungalow 3000 Sft.
Rs. 56.50,000/-
Rupees: Jeff Sin Jack Jiffly Manual of manual
Booking Amount Rs. 25: 080 Receipt No. & Date: 9120-96-10
Due Date : Amount
25. 11. 16 2,00.000
35 12 06 19 48 0VO
date Count Like Folgy of Cashing DITTAL & HE OVO
do 200 PAR DO
-do: -do-chtempt-how of 248 00
Brick Words Mante
Bal Andred Fedor of Completion 9:03, 000
☐ Housing Loan ☐ Quarterly Installment Scheme ☐ Other
Alga. Vat S. Jax as applicable.
The state of the s
PPT 213 Disminter 249 lace

Signature of Purchase

For Modi & Investments Pvt. Lfd.

Signature;

Name

Mia & Modi Homes a Partnership firm are the Owners / Builders / Developers of Silver Oak Bungalows Phase-II (Hroved layout Permit No. 03/MPZ/HUDA/05 dt. 18-02-2006) Modi Properties & investments Pvt Ltd., are duly appointed as the sole Magents of Mehta & Modi Homes. All payments however shall be made directly in favour of Mehta & Modi Homes. The term Builder st and include both Modi Properties & Investments Pvt. Ltd. and Mehta & Modi Homes.

TERMS AND CONDITIONS

NATURE OF BOOKING:

- 1.1 This is a provisional booking for a Bungalow mentioned overleaf in the project known as Silver Oak Bungalows(Phase-II).
- 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 / Work Order etc., are executed.
- 1.3 The purchaser shall execute the required documents within a period of 30 days from the date of booking along with payment of the 1st installment mentioned overleaf. In case, the purchasel fails do se then this provisional booking shall stand cancelled and the builder shall be entitled to deduct cancellation charges as mentioned herein.

REGISTRATION CHARGES:

- 2.1 Registration Charges, Stamp Duty and incidental expenses thereto as applicable at the time of registration shall be extra and is to be bome by the purchaser.
- 2.2 Service Tax & VAT as applicable from time to time shall be extra and is 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 9. BROKERAGE COMMISSION:
MEHTA'S MODI HOMES. Cash payment shall be made 16. 11. The builder has not appointed any other agents for only at the Head Office or Site Office The purchaser must insist on a duly signed receipt from authorized personnel having photo identity cards

the elementation of the thirty 4. **DELAYED PAYMENT:**

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

HOUSING LOANS : $\sqrt{1000}$

The purchaser at his/her discretion and cost may avail housing loan from bank / financial institution. The purchaser shall endeavour to obtain necessary toan 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.

CANCELLATION CHARGES: .*

- In case of default mentioned in clause 1.3 above, the
- cancellation charges shall be Rs.25,000/-.
 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 pancellation in writing within 60 days of this provisional booking, the cancellation charges shall be Rs.50,000/-.

6.4 In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 10% of the agreed sale consideration.

OTHER CONSEQUENCES UPON CANCELLATION :

The purchaser shall re-convey and redeliver the possession of the bungatow / proc at the pullider at his/her cost free from all encumbrances, builder at his/her cost free from all encumbrances, charges, claims, interests etc., of whatsoever nature.

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 bungalows in Silver Oak Bungalows (Phase-II) shall have a similar elevation, colour scheme, compound wall, landscaping, trees etc. No purchaser is shall be allowed to alter any portion of the bungalow 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 upto 2015.

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:

Simple interest at the rate of 1.5% per month shall be 10.1 The purchaser shall become a member of the Association / Society which shall be formed to look after the maintenance of Silver Oak Bungalows Phase-II) and abide by its rules.

11. POSSESSION:

- 11.1 The purchaser on execution of the required documents as stated herein shall deliver the possession of the land to the builder for ending it to construct the bungalow.
- 11.2 The builder shall deliver the possession of the completed bungalow together with land to the purchaser only on payment of all dues to the builder.

12. OTHER TERMS & CONDITIONS : 3

- 12.1 Plans / construction / plot area subject to change as per approvals from HUDA & Kapra Municipality.
- 12.2 Other Terms & Conditions mentioned in Sale Agreement (Deed and Work Order shall apply.