



Vista HOMES
 (Owned & Developed by M/s. Vista Homes)
 Sy. Nos. 193 to 195, Kushaiguda, Hyderabad - 500 062
 Phone: +91-40-6464-4006
 email: vista@modiproperties.com



MODI
 PROPERTIES &
 INVESTMENTS PVT. LTD.

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BOOKING FORM

No: 2024

Name of Purchaser	T.V. Ravikanth & B. Archana		
Name of Father/Spouse	T.L. Veera Swamy	Age	
Address:	H.no - 12-10-633/112 Road no - 5 Sindranagar Colony / Waraliguda Seethaparthmandi Sec-bed - 500061		
Occupation:	Salaried		
Phone	Office	Home	
	Mobile	7799208644	Email
Flat No.	A-303	Flat Area	950 sq.ft.
Total Sale Consideration:	Rs. 22,84,000/-		
(In Words)	Rupees. Twenty two lakhs eight thousand		
Type of Flat	<input type="checkbox"/> Luxury	<input type="checkbox"/> Deluxe	<input checked="" type="checkbox"/> Semi deluxe 01/11
Booking Amount	Rs. 25,000/-		
Receipt No	10509	Date	03/08/14
Payment Terms			
Installment No.	Due Date	Amount	
I installment	Within 15 days of booking	19/08/14	2,00,000/-
II installment		09/09/14	2,50,000/-
III installment		03/10/14	16,09,000/-
IV installment			
V installment	On Completion		2,00,000/-
VI installment			
VII installment			
VIII installment			
IX installment			
Payment through	<input checked="" type="checkbox"/> Housing Loan	<input type="checkbox"/> Own sources	
Remarks:	Registration, vat & Sewer tax applicable		
	PPT No.	134	

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

Date: 04/08/14
 Place: Hyderabad
 Booked by: Karunakar

Signature of Purchaser: [Signature]
 For M/S. VISTA HOMES.
 Signature: [Signature]
 Name: [Signature]

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

Terms and Conditions:

1. NATURE OF BOOKING:

- 1.1 This is a provisional booking for a flat mentioned overleaf in the project known as 'VISTA HOMES'.
- 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 1st 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 here in.

2. REGISTRATION & OTHER 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 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. VISTA HOMES. 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 Vista Homes 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 2025.

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 Vista Homes and abide by its rules.
- 10.2 The purchaser shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for one / two and three bedroom flats respectively, 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 of 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 dues 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.

Booking declaration form

Name of customer	<u>T.V. Ravikanth</u>	Date of Birth	<u>14/03/1975</u>
Spouse Name	<u>B. Archana</u>	Date of Birth	<u>28/03/1981</u>
Spouse Company	<u>DPS School</u>	Spouse designation	<u>Teacher</u>
Wedding anniversary	<u>24/04/2002</u>	Date of completion	<u>—</u>
Project	<u>Vista</u>	Flat/Bungalow No.	<u>A-303</u>
Constructed area in sft	<u>950</u>	Total land area in Sq. yds.	<u>—</u>
Booking taken by	<u>Karunakar</u>	Booking amount received on	<u>03/08/14</u>
Booking Amount	<u>25,000/-</u>	Cheque No. / Cash	<u>837691</u>
Booking form no.	<u>2024</u>	Booking form date	<u>03/08/14</u>
PPT No.	<u>134</u>	PPT base price (Rs. Per sft)	<u>2069</u>
List price (without extra land) - A	<u>23,32,000/-</u>	Land rate	<u>—</u>
Additional land area (adjusted) - C	<u>—</u>	Discounted land rate applied - D	<u>—</u>
Additional land charges - B = C x D	<u>—</u>		<u>—</u>
Total list price - A+B			<u>23,32,000/-</u>
Net sale consideration (after discount - before on time payment discount)			<u>22,84,000/-</u>
Discount in Rs. Per sft	<u>50</u>	Discount in Rs.	<u>47,500/-</u>
On time payment discount in Rs. Per sft	<u>50</u>	On time payment discount in rupees	<u>47,500/-</u>
HL required	<u>Yes</u>	Preferred bank	<u>—</u>
Type	<input checked="" type="checkbox"/> Semi deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury		
Registration charges	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
VAT	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
Service tax	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
False ceiling	<input type="checkbox"/> Provide free of cost <input checked="" type="checkbox"/> do not provide		
Modular kitchen	<input type="checkbox"/> Do not provide <input type="checkbox"/> Provide free of cost (<input type="checkbox"/> conditional <input type="checkbox"/> unconditional)		
Special request - by separate letter or note	<input type="checkbox"/> Relaxation in payment <input type="checkbox"/> Additions and alterations - Free of cost <input type="checkbox"/> Additions and alterations - At extra cost <input type="checkbox"/> Company loan to be provided <input checked="" type="checkbox"/> Other		
Booking form	<input checked="" type="checkbox"/> Signed <input type="checkbox"/> Will be signed on : <input type="checkbox"/> Scanned and sent to customer for signature <input type="checkbox"/> Other : <u>—</u>		
Land area	<input type="checkbox"/> No corrections or adjustments required <input checked="" type="checkbox"/> Adjusted land area considered above <input type="checkbox"/> Sale deed as per adjusted land area <input type="checkbox"/> Sale deed as per total area		
Remarks	<u>—</u>		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: <u>Karunakar</u>	Name: <u>Govind</u>	Name: <u>Rajyalakshmi</u>	Name: <u>—</u>
Sign: <u>Karunakar</u>	Sign: <u>Govind</u>	Sign: <u>Rajyalakshmi</u>	Sign: <u>—</u>
Date: <u>06/08/14</u>	Date: <u>06/08/14</u>	Date: <u>6/8/14</u>	Date: <u>—</u>

APPROVED BY
Date: 06 AUG 2014
SOHAM MODI
MANAGING DIRECTOR

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall block flats/villa only on receipt of this form. 3. In case booking form is being signed on later date, this form must be sent to respective accountant at the time of booking or blocking a flat/villa. 4. Relaxation in payment, modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/ review.

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