



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.

Head Office: 5-4-187/3&4, II floor,
 M.G. Road, Secunderabad - 500 003.
 Phone: +91-40-66335551. Fax: +91-40-27544058
 email: info@modiproperties.com
 Visit us at: www.modiproperties.com

BOOKING FORM

No: 2014

Name of Purchaser		Arumalla Srinivas Reddy	
Name of Father/Spouse		Arumalla Pithi Reddy	Age 34/15
Address: Flat no - 106 S.P. Kamala Priya Heights Keecha nagar old Satilguda Behind Prathanki Gardens.			
Occupation: Salaried			
Phone	Office	Home	8626 037888
	Mobile	Email	8106368873 Srinivasreddy.arumalla@gmail.com
Flat No.	T-309	Flat Area	1220
Total Sale Consideration:	Rs.	28,12,780/-	
(In Words)	Rupees.	Twenty eight lakh twelve thousand	
Type of Flat	<input type="checkbox"/> Luxury <input type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Semi deluxe	Seven hundred and eighty seven	
Booking Amount	Rs.	25,000/-	
Receipt No		Date	10/04/14
Payment Terms			
Installment No.	Due Date	Amount	
I installment	Within 15 days of booking	25/04/14	2,50,000/-
II installment		25/05/14	3,37,780/-
III installment		25/06/14	20,50,000/-
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 & service tax applicable		
	PPT No.	129	

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

Date: 10/04/14
 Place: Hyderabad
 Booked by: Kannakar

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

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 herein.

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.

VISTA HOMES

5-4-187/3&4, II Floor, M.G. Road, Secunderabad – 500 003.

Phone: 66335551

Letter of confirmation

To, A. Srinivas Reddy

Date: 10/04/14

Sub.: On time payment discount.

Ref.: Your booking for flat no. 309 in block 'T' in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062., vide booking form no. 2014 dated 10/04/14

Dear Sir / Madam,

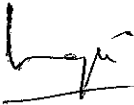
We hereby confirm our offer for on time payment discount of Rs. 100 /- per sft (Rupees hundred Only) on the said flat on the following terms and conditions.

1. The said discount shall be adjusted in your installment at the time of clearing all the dues including VAT, Service Tax, stamp duty and registration charges.
2. This discount shall be given to you if all installments mentioned in the booking form / agreement of sale are paid to us on or before the due date mentioned therein.
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,



Manager – Sales..

Confirmed & Accepted

Signature: A. Srinivas Reddy

Name: A. SRINIVASA REDDY

Date: 10/04/14

Booking declaration form

Name of customer	A. Srinivas Reddy	Date of Birth	05/06/1979
Spouse Name	A. Vasavi	Date of Birth	21/08/1983
Spouse Company	-	Spouse designation	-
Wedding anniversary	12th April	Date of completion	-
Project	Vista	Flat/Bungalow No.	T-309
Constructed area in sft	1220	Total land area in Sq. yds.	-
Booking taken by	Kannanahar	Booking amount received on	10/04/14
Booking Amount	25,000/-	Cheque No. / Cash	000003
Booking form no.	2014	Booking form date	10/04/14
PPT No.	129	PPT base price (Rs. Per sft)	1999
List price (without extra land) - A	28,24,000/-	Land rate	-
Additional land area (adjusted) - C	-	Discounted land rate applied - D	-
Additional land charges - B = C x D	-		-
Total list price - A+B			28,24,000/-
Net sale consideration (after discount - before on time payment discount)			28,12,780/-
Discount in Rs. Per sft	50/-	Discount in Rs.	61,000/-
On time payment discount in Rs. Per sft	100/-	On time payment discount in rupees	1,22,000/-
HL required	Yes	Preferred bank	-
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 checked="" type="checkbox"/> Provide free of cost <input checked="" type="checkbox"/> do not provide		
Modular kitchen	<input type="checkbox"/> Do not provide <input checked="" type="checkbox"/> Provide free of cost (<input type="checkbox"/> conditional <input type="checkbox"/> unconditional)		
Special request - by separate letter or note	<input checked="" 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 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 :		
Land area	<input checked="" type="checkbox"/> No corrections or adjustments required <input 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			

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: Kannanahar	Name: Liji	Name: Rajalakshmi	Name: [Signature]
Sign: Kannanahar	Sign: Liji	Sign: [Signature]	Sign: [Signature]
Date: 10/04/14	Date: 10/04/14	Date: 10/04/14	Date: 10/04/14

APPROVED
 Date: 4 AUG 2014
 SOH...
 MANAGING DIRECTOR

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