

Gulmohar Gardens (Phase II)

(Owned & Developed by Modi Ventures & Sri Sai Builders).
 Sy.Nos. 93, 94 & 95, Shaktisai Nagar, Mallapur,
 Hyderabad - 500 076
 Phone: 040-27151554, 040-65541334
 Fax: 040-24154548

Marketed by:



MODI

PROPERTIES &
 INVESTMENTS PVT. LTD.
 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

BOOKING FORM

No. **2028**

| | | | |
|-----------------------------|--|---|--|
| Name of the Purchaser : | | MR Anand Kumar | |
| Name of father / spouse : | | MR Chinniah | Age 52 |
| Address : | | 21-133, 3 rd Cross Uthmanagar Malkajgiri, Hyd. 47 | |
| Occupation : | | | |
| Phone : | Office | | Home |
| | Mobile | 9908800830 | Email roshni@modi.com |
| Flat No. | G 306 | Area 1050 | St. Car Parking No. |
| Total Sale Consideration : | Rs. 21.14.000 | | |
| (in words) | Rupees Twenty One Lacs fourteen thousand only | | |
| Type of Flat | <input type="checkbox"/> Standard <input checked="" type="checkbox"/> Semi Deluxe <input type="checkbox"/> Deluxe | | |
| Payment Terms | Booking Amount Rs. 25,000 | Receipt No. & Date: 2430 dt-9-24-31 | |
| Installment No. | Due Date | Amount | |
| 1. | (27.05.09) 27.05.09 | 8,00,000.00 | |
| 2. | 01.07.09 | 1.27.000 | |
| 3. | 01.10.09 | 1.27.000 | |
| 4. | 31.12.09 | 1.27.000 | |
| 5. | 01.04.10 | 1.27.000 | |
| 6. | 01.07.10 | 1.27.000 | |
| 7. | 01.10.10 | 1.27.000 | |
| 8. | 31.12.10 | 1.27.000 | |
| 9. | On Completion | 2.00.000 | |
| 10. | | | |
| Payment Scheme | <input type="checkbox"/> Housing Loan <input checked="" type="checkbox"/> Quarterly Installment Scheme <input type="checkbox"/> Others | | |
| Payment in favour of | <input checked="" type="checkbox"/> M/s. Modi Ventures <input type="checkbox"/> M/s. Sri Sai Builders | | |
| Electricity Connection Type | <input type="checkbox"/> Single Phase <input checked="" type="checkbox"/> Three Phase | | |
| Remarks | Regn. Vat & S. Tax as applicable | | |
| | PPT No. | 211 | |

I HEREBY DECLARE THAT I HAVE GONE THROUGH AND UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED OVERLEAF AND SHALL ABIDE BY THE SAME

Date: 28/5 May 09
 Place: Teebn
 Booked by: Karunakar

Signature of Purchaser: [Signature]
 For Modi Properties & Investments Pvt. Ltd.
 Signature: [Signature]
 Name: Jayashankar Kanani

Note: M/s. Modi Ventures & M/s. Sri Sai Builders (partnership firms) are the joint Owners & Developers of Gulmohar Gardens (HUDA sanction vide file No. 0514/CSC/TP1/2008). Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s Modi Ventures & Sri Sai Builders. All payments however shall be made directly in favour of M/s Modi Ventures & Sri Sai Builders for their respective share of flats. The term Builder shall mean and include Modi Properties & Investments Pvt. Ltd., M/s Modi Ventures and Sri Sai Builders.

TERMS AND CONDITIONS:

1. NATURE OF BOOKING:

- 1.1 This is a provisional booking for a Flat mentioned overleaf in the project known as Gulmohar Gardens.
- 1.2 The provisional booking does 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 30 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. MODI VENTURES / M/S. SRJ SAI BUILDERS. Cash payment shall be made only at the Head Office or Site 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 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.

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 Gulmohar Gardens and abide by its rules.

11. POSSESSION:

- 11.1 The builder shall deliver the possession of the completed Flat 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, notwithstanding the installments and due dates mentioned herein.

- 12.3 This booking is not transferable.