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Developed by: M/s. Modi Realty Pocharam LLP



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Name	MOAN EBURES OF ABOUT	info@modiproperties.com www.modiproperties.com
Name of Purcha	aser Poor	".modipi
Name of father/s	MA JOOKING FORM	
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Type of flat		lusp
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Receipt No	Rs. 28000 Luxury	equeen thousand
Payment Terms	102026	AND THE PROPERTY OF
Installment No.	Date	
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II Installment	Within 15 days of booking.	A
III Installment* - 10% of balance amount	adle considerati	Amount
IV Installm	Within 7 days of completing plinth beams.	ays. 2.00 000
IV Installment* - 40% of balance amount	days of completing plinth be	
	Within 7 days of completing slab.	VZ 100
balance amount	Within 7 days of completing slab.  plastering.  Within 7 days of completing brick work and international doors with the state of the st	U 69 DDD
VI Installment* - 20% of balance amount	Diastoni Completin	19 71
VI I Installment	doors days of complete	18.76.100
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Payment through	On completion / possession.	0 0 0
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the same.	PPT No.	
Jelaste	riderstood the terms and	110.
12/08/51	december of the condi	tions mentioned
to Charm	Signature	overleaf and
	Signature of Purchaser:	4. Shuskumar.
exmi Kaule.	For M/S. Modi Realty Poci	
	Signature:	laram LLP.
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Realty Pocharam II.D.	Name:	A
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shall be made in favour of M/s. Man	Veloper of Nilgiri Heights under a JDA with land ownres viz	Nece,

M/s. Modi Realty Pocharam LLP is the Developer of Nilgiri Heights under a JDA with land ownres viz., Mr. Sambeshwar Rao and others. All payments shall be made in favour of M/s. Modi Realty Pocharam LLP or land owners for their respective share of flats.

## IS AND CONDITIONS:

This is a provisional booking for a flat mentioned overleaf in the project known as Nilgiri Heights.

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,

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.

REGISTRATION & OTHER CHARGES:
Registration Charges, Stamp Duty and incidental expenses thereto as applicable at the time of expenses thereto as applicable at the home by the contration shall be extra and in to be home by the registration shall be extra and is to be borne by the purchaser.

2.2 GST as applicable from time to time shall be extra and are to be borne by the purchaser.

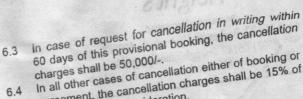
3. MODE OF PAYMENT:
3.1 All payments must by way of of cheque, demand drafts, RTGS, online transfer or pay order. Cash payments shall not accepted.

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.

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 I to be availed by the purchaser.

6.1 In case of default mentioned in clause 1.3 above, the

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/-.



agreement, the cancellation charges shall be 15% of the agreed sale consideration.

# OTHER CONSEQUENCES UPON CANCELLATION:

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.

8.1 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.

All the flats in Nilgiri Heights shall have a similar

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.

### BROKERAGE COMMISSION:

The builder has not appointed any other agents for marketing and/or obtaining loans. No brokerage commission or any other charges shall be payable 9. to any employee of the company.

### 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 Nilgiri Heights and abide

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.

11.1 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

Other Terms & Conditions mentioned in Sale Agreement / Deed and Construction Contract shall

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 dues dates mentioned herein.

12.4 Any alterations to these terms and conditions shall 12.3 This booking is not transferable. be in writing, duly signed by the builder and purchaser.

