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.
Promoted By: MODI BUILDERS SINCE: 1969
Head Office: 5-4-187/3&4, II floor,
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No : 1060

BOOKING FORM

Name of Purchaser	Mrs Surinder kaur		
Name of Father/Spouse	Sriramar Bagri	Age	33 yrs
Address:	Flat no- F-104, Mayflower park, Malkajgiri		
Occupation:	Salaried/Wells Fargo Bank Manager Operations		
Phone	Office	Home	9885261100
	Mobile 9885262100	Email	srikumarbagri@yahoo.com
Flat No.	A-305	Flat Area	1220 sft.
Total Sale Consideration:	Rs. 29,24,720		
(In Words)	Rupees. Twenty nine lakhs Twenty four thousand seven hundred and eight only		
Type of Flat *	☑ Luxury ☐ Deluxe ☐ Semi deluxe		
Booking Amount	Rs. 25,000/-		
Receipt No	10052	Date	16/02/13

Payment Terms

Installment No.	Due Date	Amount
I installment	Within 15 days of booking	2,00,000
II installment	Within 45 days of booking	6,00,000
III installment	Within 7 days of completing slab	11,54,890
IV installment	Within 7 days of completing brickwork and internal plastering	6,92,934
V installment	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	2,61,956
VI installment	On completion	2,00,000

Payment through ☑ Housing Loan ☐ Own sources

Remarks : Leg. Charges, Vat & Service tax applicable

PPT No.

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

Date : 16/02/13
Place : Hyderabad
Booked by : Raju

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

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, et... No purchaser shall be allowed to alter any portion of t... 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 th... 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.