

Paramount Residency

(Owned & Developed by M/s. Paramount Builders & M/s. Bhargavi Developers)
Sy. Nos. 176,
Keesara Mandal
Hyderabad - 500 062.

Marketed by:



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

5-4-187/3&4, II floor, M. G. Road
SECUNDERABAD - 500 003.
Phone: 66335551 Fax : 040-27544058
Email: info@modiproperties.com

BOOKING FORM

No. **1571**

Name of the Purchaser :	Mrs. Shaik Shaheen		
Name of the Father / spouse :	Mr. Shaik Taher Basha	Age	
Address :	Flat No. 302, Paramount Avenue, Nageram, ECIL, Hyderabad. 500083.		
Occupation :	Home Maker		
Phone :	Office	Home	9014302021
	Mobile	Email	91335-64005 shaheenshaik55@gmail.com
Flat No.	B-213	Area	1210 Sq. Ft.
Parking	Scooter Parking No.	Car Parking No.	
Total Sale Consideration :	Rs.	23,03,500/-	
(in words)	Rupees	Twenty Three Lakhs Three Thousand Five Hundred & 00/-	
Type of Flat	☐ Semi-delux ☒ Deluxe		
Payment Terms	Booking Amount	Rs.	2,25,000/-
Installment No.	Due Date	Amount	Receipt No. & Date : 1667. 21/6/12
1.	6/5/17	2,00,000/-	
2.	21/5/17	4,20,000/-	
3.	6/6/17	5,78,987/-	
4.		6,47,392/-	on Brick Erection
5.		2,32,096/-	on Flooring Tiles Extra
6.		2,00,000/-	on Completion
7.			
8.			
9.			
10.			
Payment Scheme	☐ Housing Loan	☒ Installment Scheme	
Payment in favour of	☐ M/s. Paramount Builders	☐ M/s. Bhargavi Developers	
Power Connection Type	☐ Single Phase	☐ Three Phase	
Remarks	Registration + vat + S.Tax Extra		
	PPT No.	167	

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

Date: 21/6/12

Signature of Purchaser: [Signature]

Place: _____

For Modi Properties & Investments Pvt. Ltd.

Booked by: Ch. Gopal Reddy

Signature: [Signature]
Name: A. SAMBASTHAN

Note: M/s. Paramount Builders & M/s. Bhargavi Developers (Partnership firms) are the Joint Owners & Developers of Paramount Residency (HUDA sanction plan No. 1481/P4/HUDA/2005, dt.22.08.2005). Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s. Paramount Builders & M/s. Bhargavi Developers. All payments however shall be made directly in favour of Paramount Builders & Bhargavi Developers for their respective share of flats. The term Builder shall mean and include Modi Properties & Investments Pvt. Ltd., Paramount Builders & Bhargavi Developers

TERMS AND CONDITIONS:

1. NATURE OF BOOKING:

- 1.1 This is a provisional booking for a Flat mentioned overleaf in the project known as Paramount Residency.
- 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 / Work Order, 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. PARAMOUNT BUILDERS / BHARGAVI DEVELOPERS. 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. 5,000/-, Rs. 10,000/- & Rs. 15,000/- for 1, 2 & 3 bedroom flats respectively.

- 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. 5,000/-, Rs. 10,000/- & Rs. 15,000/- for 1, 2 & 3 bedroom flats respectively.
- 6.3 In case of request for cancellation in writing within 60 days of this provisional booking, the cancellation charges shall be Rs. 10,000/-, Rs. 20,000/- & Rs. 30,000/- for 1, 2 & 3 bedroom flats respectively.
- 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 Paramount Residency 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 Work Order 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 dues dates mentioned herein.