

(Owned & Developed by M/s. Paramount Estates) Sy. No. 233, Nagaram, Keesara Mandal, Hyderabad- 500083 Phone: + 91- 40- 6453 7111



Head Office: 5-4-187/3&4, Il floor, M.G. Road, Secunderabad - 500 C03. Phone: +91-40-66335551, Fax: +91-40-27544058

email: info@modipic;perties.com Visit us at: www.modiproperties.com

### **BOOKING FORM**

		BOOKING FORM
	Name of Purchaser	J. PRIVINKA (JUNNA)
	Name of Father/Spouse	JV. VIENII
	Address:	HAD! - 128 7-3-425 Age 24.
		Serbed-500003.
	Occupation:	pur Employes.
	Phone	Office
1		Mobile 7382823858 Email 54000
-	Flat No.	138282 SBS Email Juna. Priyant a 61 @
	Total Sale Consideration:	Rs. 22 08 000 - Flat Area 840 sft.
-	(In Words)	Rupac T
L	Type of Flat	Luxury Deluxe Somidaling.
1	Booking Amount	Rs. 2.25 DDD   Semi deluxe
	Receipt No	2202 8 2202
1	Payment Terms	2202 a 2203 : Date 221018
	nstallment No.	Due Date
-	installment	Within 15 days of booking Amount
-	installment	11 mg Durtgwer 1311118 5 00 000.
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	nent through	Housing Loan Own sources
arks: Regulation LIT Applicable.		
	abide by the same.	
abide by the same.		R : and conditions mentioned overleaf
i	11.	Signature of Purchaser: J. Pri Yaulle.
	1	For M/S. Paramoun Estates
1	- hopal	Peddy, Signature:
-		Name: 11. Holand Ceman.

It Estates, a partnership firm is the Owner / Builder / Developer of Paramount Avenue. All payments shall be made directly in favour of t Estates. The term Builder shall mean and include both M/s. Modi Properties & Investments Pvt. Ltd. and M/s. Paramount Estates.

## Terms and Conditions:

- 1. NATURE OF BOOKING:
- 1.1 This is a provisional booking for a flat mentioned overleafin the project known as 'Paramount Avenue'.
- 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.,
  - 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

### REGISTRATION & OTHER CHARGES: herein.

- 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
  - Service Tax & VAT as applicable from time to time shall be extra and are to be borne by the purchaser.

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 Estates. 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.

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.

The purchaser at his/her discretion and cost may avail HOUSING LOANS: housing loan from a bank / financial institution. The 5. 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.

- 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
- 6.4 In all other cases of cancellation either of booking or agreement, the cancellation charges shall be 15% of the agreed sale consideration.

# 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.

## ADDITIONS & ALTERATIONS:

- 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 Paramount Avenue shall have a similar elevation, colour scheme, compound wall, land caping, trees, etc. No purchaser shall be allowed to er 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.

## 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 Avenue and abide by its
- . 10.2 The purchaser shall pay a sum of Rs. 15,000/- & Rs. 20,000/- for two and three bedroom flats respectively, by way of deposit in favour of the Association / Society towards the corpus f ) at the time of taking possession of the completed flat.

11.1 The Builder shall deliver of possession of the complete 11. POSSESSION: flat together with land to the purchaser only on paymer of all dues to the Builder

# 12. OTHER TERMS & CONDITIONS

- 12.1 Other Terms & Conditions mentioned in Sal Agreement/Deed and Construction Contract shall apply
- 12.2 In case, the flat is completed before the scheduled dat of completion, the entire balance outstanding as o such date of completion shall become due and payabl not withstanding the installments and dues dat mentioned herein.
  - 12.3 This booking is not transferable.
  - 12.4 Any alterations to these terms and conditions shall be writing, duly signed by the Builder and purchaser.