

Nilgiri Homes

(Owned & Developed by Modi & Modi Constructions)
 Sy. No. 128, 129, 132-136,
 Rampally, Keesara Mandal,
 Hyderabad.
 Phone: +91-40-64530888

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

Name of Purchaser:	MRS. U.K. PADMA LATHA			No. 1001	
Name of father/spouse:	MR. C.S. PHANI RAJ RAO			Age	
Address:	FLAT: 302 KRANTHI'S ANJALI TOWERS NEAR. FLORA CAFE MARUTHI NAGAR MOULALI Post: Hyd-40				
Occupation:	WORKING FOR Infosys				
Phone	Office	Home	Mobile	Email	
Plot No.	73	Plot Area	170	Sq. yds.	Built-up Area
Total Sale Consideration:	Rs. 39,78,000/-				Sft. 1694
(in words)	Rupees. Thirty Nine Lacs Seventy eight thousand				
Type of House	☐ Detached Bungalow ☒ Semi Detached Bungalow ☐ Row House				
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt no. & date: 1013/14 dt 25/1/08		
Installment No.	Due Date	Amount			
1.	10-02-2008	2,00,000 - 00			
2.	10-03-2008	3,73,000 - 00			
3.	25-04-2008	20,28,000 - 00			
4.					
5.	15% HL to be paid on	3,07,000 - 00			
6.	Completion of footings				
7.					
8.	25% of HL to be paid with	8,45,000 - 00			
9.	in 7 days of Completion				
10.	of Bungalow				
Payment Scheme	☒ Housing Loan ☐ Installment Scheme				
Remarks					
			PPT No.	104	

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

Date: 09-2-08

Place: Sec'bad

Booked by: Doshmolen

Signature of Purchaser: Phani Raj Rao

For Modi Properties & Investments Pvt. Ltd.

Signature: A. S. Doshmolen

Name: Doshmolen

Note:

M/s. Modi & Modi Constructions a partnership firm is the Owner / Builder / Developer of Nilgiri Homes. M/s. Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s. Modi & Modi Constructions. All Payments however shall be made directly in favour of M/s. Modi & Modi Constructions. The term Builder shall mean and include both M/s. Modi Properties & Investments Pvt. Ltd. and M/s. Modi & Modi Constructions.

TERMS AND CONDITIONS:

1. **NATURE OF BOOKING:**

- 1.1 This is a provisional booking for a row house / bungalow mentioned overleaf in the project known as NILGIRI 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 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 & MODI CONSTRUCTIONS. 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 row house / bungalow 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 bungalows in Nilgiri Homes shall have a similar elevation, colour scheme, compound wall, landscaping, trees, etc. No purchaser shall be allowed to alter any portion of the row house / bungalow 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 2020.

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 Nilgiri Homes and abide by its rules.
- 10.2 The purchaser shall pay a sum of Rs. 40,000/- & Rs. 60,000/- for row house / bungalow respectively, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed row house / bungalow.

11. **POSSESSION:**

- 11.1 The purchaser on execution of the required documents as stated herein shall deliver the possession of the land to the builder for enabling it to construct the bungalow.

- 11.2 The builder shall deliver of possession of the completed bungalow 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 row house / bungalow 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.

- 12.3 This booking is not transferable.