

Silver Oak Apartments

Developed by Summit Builders)
Systemically,
Hyderabad
Ph: 8777
Fax: 66



Marketed by :

MODI

PROPERTIES &

INVESTMENTS PVT. LTD.

5-4-187/3 & 4, III Floor, M.G. Road,
SECUNDERABAD - 500 003.

Phone : 040- 55335551

Fax : 040-27544058

BOOKING FORM

No. 1160

Name:	M/s SEMI CONDUCTOR COMPONENTS PVT LTD.		
Name of house:			Age
Address:	82. RAIL VIHAR. SECTOR 30 NOIDA - 201301 (UP)		
Occupation:			
Phone:	Office	Home	Mobile 09810018784
Flat:	103	Area	950 Sft.
Total cost:	Rs. 7.87.000/-		
(in words)	Rupees. Seven Lacs Eight Seven Thousand Only		
Type:	☐ Standard ☐ Semi-deluxe ☒ Deluxe		
Payment:	Booking Amount	Rs. 10.000/-	Receipt No. & Date : 1042 dt. 26/12
Installment:	Due Date	Amount	Remarks
	25.01.06	50.000	
	01.04.06	181.750	
	01.07.06	181.750	
	01.10.06	181.750	
	31.12.06	181.750	
Payment:	☒ Housing Loan ☐ Quarterly Installment Scheme ☐ Other		
Water & Electricity:	Rs.	Connection Type	☐ Single Phase ☒ Three Phase
Remarks:	Vat. Service Tax as applicable		

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

Date: 26/12/05

Place: 2

Booked by: P.

Signature of Purchaser

For Modi Properties & Investments Pvt. Ltd.

Signature:

Name :

Jagdish Kanaiya

Note :

M/s. Summit Builders Pvt. Ltd. is the Owners / Builders / Developer of Silver Oak Apartments (HUDA sanction plan No. 7793/P4/HUDA/2004). Modi Properties & Investments Pvt Ltd., are duly appointed as the sole Marketing Agents of Summit Builders. However shall be made directly in favour of Summit Builders. The term Builder shall mean and include both Modi Properties Pvt. Ltd. and Summit Builders.

TERMS AND CONDITIONS :

1. NATURE OF BOOKING :

- 1.1 This is a provisional booking for a Flat mentioned overleaf in the project known as Silver Oak Apartments.
- 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 30 days from this 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 below.

2. REGISTRATION 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.

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.SUMMIT BUILDERS. 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 only having photo identity cards.

4. DELAYED PAYMENT :

- 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/- for single & double bedroom flats respectively.

- 6.2 In case of failure of the purchaser to c loan within 30 days of the provisional cancellation charges will be NIL provided intimation to this effect is given to the builder along with necessary proof of non-sanction of loan. In case of such non intimation, the cancellation charges shall be Rs.5,000/- & Rs.10,000/- for single & double bedroom flats respectively.

- 6.3 In case of request for cancellation in within 30 days of this provisional booking, the cancellation charges shall be Rs.10,000/- & Rs.20,000/- for single & double bedroom flats respectively.

- 6.4 In all other cases of cancellation either with or without agreement, the cancellation charges shall be the agreed sale consideration.

7. OTHER CONSEQUENCES UPON CANCELLATION :

- 7.1 The purchaser shall re-convey a Possession of the Flat in the name of the builder at his/her cost free from all charges, claims, interests etc., of whatsoever nature.

8. ADDITIONS & ALTERATIONS :

- 8.1 Cost of any additions and alterations above specifications mentioned in the request of the purchaser shall be borne by the purchaser.

9. BROKERAGE COMMISSION :

- 9.1 The builder has not appointed any agent for marketing and/or obtaining loan commission or any other charges and no employee of the company.

10. MEMBERSHIP OF ASSOCIATION :

- 10.1 The purchaser shall become a member of the Association / Society which shall be formed after the maintenance of Silver Oak Apartments and abide by its rules.

11. POSSESSION :

- 11.1 The builder shall deliver the completed Flat to the purchaser after the payment of all dues to the builder.

12. OTHER TERMS & CONDITIONS :

- 12.1 Other Terms & Conditions shall be as mentioned in the Sale Agreement / Deed and Work Order.