

Silver Apartments

Owned by (Summit Builders)
 Sy. Nos. Hyderabad
 Phone :
 Fax : 040



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. 1164

Name of	Mr. D. Mohan Rao		
Name of:	Mr. D. Rameswamy	Age	56 yrs.
Address:	37-93/11/2 Road No 2 Madhwa Nagar Newmet x Roads, Sec 10 Sec 10-94		
Occupation	Retd. K.C.I.L. Employee.		
Phone	Office	Home	Mobile
Flat No.	220	Area	560 Sft.
Total Sale	Rs. 3.65.000/-		
(in word)	Rupees. Three Lacs Sixty Five Thousand		
Type of	☐ Standard ☐ Semi-deluxe ☐ Deluxe		
Payment	Booking Amount	Rs. 5.000/-	Receipt No. & Date : 1069 dt. 29/12
Installment	Due Date	Amount	Remarks
	28.01.06	30.000	
	01.04.06	82.500	
	01.07.06	82.500	
	01.10.06	82.500	
	31.12.06	82.500	
Payment	☐ Housing Loan ☐ Quarterly Installment Scheme ☐ Other		
Water & Charges	Rs.	Connection Type	☒ Single Phase ☐ Three Phase
Remarks	Vat. Service Tax as applicable		

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

Subject to Bank Loan Sanction and Approval of 500 Sft. Area Brochure

Date: 29/12/05

Place: Hyderabad

Booked by: [Signature]

Signature of Purchaser: [Signature]

For Modi Properties & Investments Pvt. Ltd.

Signature: [Signature]

Name : Jagdish Kainfarya

Note :

M/s. Summit Partnership firm is the Owners / Builders / Developer of Silver Oak Apartments (HUDA sanction plan No. 7793/P4/HU2/04) 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 is & Investments 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 purchase loan within 30 days of the provisional booking, cancellation charges will be NIL / intimation to this effect is given to the purchaser along with necessary proof of non sanction of loan. In case of such non intimation, cancellation charges shall be Rs.5,000/- & Rs.10,000/- for single & double bedroom flats respectively.

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

- 6.4 In all other cases of cancellation after the provisional booking agreement, the cancellation charges shall be the agreed sale consideration.

7. OTHER CONSEQUENCES UPON CANCELLATION :

- 7.1 The purchaser shall re-convey the Possession of the Flat into the hands of the builder at his/her cost free from taxes, charges, claims, interests etc., of the purchaser.

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 broker for marketing and/or obtaining loanage commission or any other charges to be paid to any 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 possession of the completed Flat to the purchaser on or before the date of all dues to the builder.

12. OTHER TERMS & CONDITIONS :

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