

BOOKING FORM

No: 2176

Name of Purchaser	VENNA HEMA MALATHI		
Name of father/spouse	VENNA NANDA GOPAL	Age	6-7-70
Address:	P.O BOX NO 1306, PC 114, JIBROD, MUSCAT, SULTANATE OF OMAN.		
Occupation	OFFICE EXECUTIVE - MALAYALAM SULTAN		
Phone	Office 09689110100	Home	0096893360524
	Mobile 9885097161	Email	MALATHIHINDI@YAHOO
Flat No.	C-207	Flat Area	1130 Sft
Total Sale Consideration	Rs. THIRTY NINE LAKHS AND FIFTY NINE TH		
(In Words)	Rupees. 39,59,000/-		
Type of Flat	☒ Luxury ☒ Deluxe ☒ Semi deluxe		
Booking Amount	Rs. 25000/-		
Receipt No.	2162	Date	29-08-16
Payment Terms			
Installment No.	Due Date	Amount	
I installment	Within 15 days of booking	200,000/-	
II installment	11 30 DAYS OF BOOKING	500,000/-	
III installment	11 7 DAYS OF COMPLETION OF GAR	16,75,000/-	
IV installment	11 7 DAYS OF COMPLETION OF BRICKWORK	80,90,000/-	
V installment	11 7 DAYS OF COMPLETION OF 1 ST COAT OF PAINT	60,80,000/-	
VI installment	ON COMPLETION	200,000/-	
VII installment			
VIII installment			
IX installment			
Payment through	☒ Housing Loan ☐ Own sources		
Remarks:	1 REGISTRATION + SERVICE TAX VISA AS APPLICABLE. 2 CORPUS FUND ADDITIONAL		
	PPT No.	145	

I hereby declare that I have gone through and understood the terms and conditions mentioned overleaf and shall abide by the same

Date: 29-08-2016

Place: SECUNDERABAD

Booked by: NAVEEND

Signature of Purchaser: Malathi

For B & C Estates

Signature: [Signature]

1. NATURE OF BOOKING:

- 1.1 This is a provisional booking for a flat mentioned overleaf in the project known as 'MAYFLOWER GRANDE'.
- 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 instalment 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. B & C 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. 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 a 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/-.

- 6.4 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.
- 8.2 All the flats in MAYFLOWER GRANDE shall have a similar elevation, colour scheme, compound wall, landscaping, trees, etc. No purchaser shall be allowed to alter 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 2030.

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 MAYFLOWER GRANDE and abide by its rules.
- 10.2 The purchaser shall pay a sum of Rs. 25,000/- per flat, by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed flat.

11. POSSESSION:

- 11.1 The Builder shall deliver possession of the completed flat together with land to the purchaser only on payment of 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 flat is completed before the scheduled date of completion, the entire balance outstanding, as on the date of completion shall become due and payable notwithstanding the installments and due dates mentioned herein.
- 12.3 This booking is not transferable.
- 12.4 Any alterations to these terms and conditions shall be in writing, duly signed by the Builder and purchaser.

Booking declaration form

Name of customer	Y. HEMA MALATHI	Date of Birth	6-7-71
Spouse Name	Y. NANDA GOPAL	Date of Birth	21-1-59
Spouse Company	ORIENTAL STEEL LLC	Spouse designation	PURCHASE M
Wedding anniversary	12 APR	Date of completion	OCT-2017
Project	B&C ESTATES	Flat/Bungalow No.	C-207
Constructed area in sft	1130	Total land area in Sq. yds.	—
Booking taken by	NAVEENA	Booking amount received on	29-08-16
Booking Amount	25,000/-	Cheque No. / Cash	379226
Booking form no.	2176	Booking form date	29-08-16
PPT No.	145	PPT base price (Rs. Per sft)	3249/-
List price (without extra land) - A	—	Land rate	—
Additional land area (adjusted) - C	—	Discounted land rate applied - D	—
Additional land charges - B = C x D	—		—
Total list price - A+B			40,71,000
Net sale consideration (after discount - before on time payment discount)			39,59,000
Discount in Rs. Per sft	99/-	Discount in Rs.	1,12,000
On time payment discount in Rs. Per sft	50/-	On time payment discount in rupees	
HL required	YES	Preferred bank	
Type	☐ Semi-deluxe ☒ Deluxe ☐ Luxury		
Registration charges	☒ Paid by Buyer ☐ paid by Builder		
VAT	☒ Paid by Buyer ☐ paid by Builder		
Service tax	☒ Paid by Buyer ☐ paid by Builder		
False ceiling	☒ Provide free of cost ☐ do not provide AS PER PPT		
Modular kitchen	☐ Do not provide ☒ Provide free of cost (☒ conditional ☐ unconditional) AS PER PPT		
Details of special offer, if any:			
REMARKS: CUB HDFC HAS OFFERED 90% LOAN TO THIS CUSTOMER. CR IS REQUESTED TO LOOK INTO THIS MATTER.			

CIS no	80283	Source of Enquiry	HARDING,	First Contact type	WALKIN
--------	-------	-------------------	----------	--------------------	--------

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: NAVEENA	Name: [Signature]	Name: P. Pashu	Name: [Signature]

