

Silver Oak Bungalows Phase -III

(Owned & Developed by Mehta & Modi Homes) Sy.
No. 31, 40, 41, 42, 44, 45 & 55
Cherlapally, Hyderabad-500 051.
Phone: 040-65167555.

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

No. **3275**

Name of Purchaser:	M/s. Summit Housing L.L.P.				
Name of father/spouse:			Age		
Address:	5-4-187/3 & 4, II Floor, Soham Mansion M.G. Road, Secunderabad. 500003.				
Occupation:	Business				
Phone	Office	66335551	Home		
	Mobile		Email		
Plot No.	393	Plot Area	174 Sq. yds.	Built-up Area	1749 Sft.
Total Sale Consideration:	Rs. 30.00.000/-				
(in words)	Rupees. Thirty Lakhs only.				
Payment Terms	Booking Amount	Rs. 25.00.000/-	Receipt no. & date:		
Installment No.	Due Date		Amount		
1.	25.03.2016		4.75.000/-		
2.	25.04.2016		23.00.000/-		
3.	On Completion		2.00.000/-		
4.					
5.					
6.					
7.					
8.					
9.					
10.					
Payment Scheme	☐ Housing Loan ☒ Installment Scheme				
Remarks	① Deluxe. ② Regist + vat + S-Tax Extra.				
			PPT No.	462	

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

Date: 10.03.2016

Signature of Purchaser: [Signature]

Place: _____

For Modi Properties & Investments Pvt. Ltd.

Booked by: Soham modi

Signature: A. Sambasivaram

Name: (A. SAMBASIVARAM)

Note:

M/s. Mehta & Modi Homes a partnership firm is the Owner / Builder / Developer of Silver Oak Bungalows (Phase III). M/s. Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s. Mehta & Modi Homes. All payments however shall be made directly in favour of M/s. Mehta & Modi Homes. The term Builder shall mean and include both Modi Properties & Investments Pvt. Ltd. and Mehta & Modi Homes.

D CONDITIONS:

E OF BOOKING:

a provisional booking for a Bungalow ed overleaf in the project known as Silver ngalows (Phase-III).

visional booking do not convey in favour aser any right, title or interest of whatsoever nless and until required documents such Agreement / Sale Deed / Construction t, etc., are executed.

urchaser shall execute the required nts within a period of 15 days from the date ng along with payment of the 1st installment ed overleaf. In case, the purchaser fails to hen this provisional booking shall stand d and the builder shall be entitled to deduct ation charges as mentioned herein.

FRATION & OTHER CHARGES:

ation Charges, Stamp Duty and incidental es thereto as applicable at the time of tion shall be extra and is to be borne by chaser.

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

OF PAYMENT:

ments from outstation locations are to be rough DEMAND DRAFTS only. Demand Local Cheques are to be made payable to EHTA & MODI HOMES. Cash payment shall e only at the Head Office or Site Office. rchaser must insist on a duly signed receipt uthorized personnel having photo identity

ED PAYMENTS:

interest at the rate of 1.5% per month shall arged on all delayed payments of ents. The rate of interest to be paid along layed installments is Rs. 1.50 per Rs.100/- nth.

ING LOANS:

urchaser at his/her discretion and cost may ousing loan from bank / financial institution. rchaser shall endeavour to obtain necessary anctions within 30 days from the date of onal booking. The builder shall under no nstances be held responsible for non- on of the loan to the purchaser for ever reason. The payment of installments builder shall not be linked to the housing vailed / to be availed by the purchaser.

ELLATION CHARGES:

e of default mentioned in clause 1.3 above, ncellation charges shall be Rs. 25.000/- e of failure of the purchaser to obtain housing ithin 30 days of the provisional booking, the ellation charges will be NIL provided sary intimation to this effect is given to the r 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 Bungalow / plot 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 Silver Oak Bungalows (Phase-III) shall have a similar elevation, colour scheme, compound wall, landscaping, trees, etc. No purchaser shall be allowed to alter any portion of the 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 upto 2015.

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 Silver Oak Bungalows (Phase-III) and abide by its rules.

10.2 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 the 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 Work Order shall apply.
- 12.2 In case, the Bungalow at 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 due dates mentioned herein.
- 12.3 This booking is not transferable.