

BOOKING FORM

No. **2073**

Name of Purchaser:	SHWETHA KUNDANAM		
Name of father/spouse:	KUNDANAM NARSING RAO	Age	34 yrs
Address:	Flat No: 207, Rockwell Apts, Jothi Colony, Lakshmi Nagar, Sec. 10, 500015		
Occupation:	NRI		
Phone	Office	Home	9502026029
	Mobile	Email	+91 616 856670 shwetha.kundanam@gmail.com
Villa No.	48	Villa Area	180 Sq. yds., Built-up Area 1940 Sft.
Total Sale Consideration:	Rs. 64,15,000/-		
(in words)	Rupees. Sixty four lakhs fifteen thousand only/-		
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt no. & date: 2121/23/10/17
Installment No.	Due Date	Amount	
1.	21/11/17	2,00,000/-	
2.	23/11/17	9,22,000/-	
3.	within 7 days of Plinth beam	15,05,000/- 23/02/18	
4.	within 7 days of Rec Foundation	15,15,000/- 23/04/18	
5.	within 7 days of Brick work	10,05,000/- 23/06/18	
6.	within 7 days of Plastering	9,93,000/- 23/08/18	
7.	Flooring, tiles, door etc.		
8.	on Completion 23/10/18	2,00,000/-	
9.			
10.			
Payment Scheme	☐ Housing Loan ☒ Installment Scheme		
Remarks	GST & Registration as applicable		
	PPT No.	133	

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

ate: 23/10/17

Signature of Purchaser: R. Vathsa

Place: Kowkur

For M/s Modi Properties Pvt. Ltd.

Booked by:

Signature: M. Suresh

M. SURESH

Name: M. SURESH

Note:

M/s. Janapriya Engineers Syndicate Pvt. Ltd., and others have obtained building permit (permit no. 24873/HO/NZ/CIR-17/2013 in file no. 40972/28/06/2011 dated 13.06.2013) for development of about Ac. 21-32 forming a part of survey nos. 3, 4, 5, 6, 7, 8, 33 of Mahadevpur Village, survey nos. 1, 3, 4, 5, 6, 7 of Kowkur Village, Alwal Mandal, Medchal District. Permit has been obtained for constructing 343 villas along with common amenities and facilities. Most of the original owners of the land have sold their land to M/s. Sri Venkataramana Constructions (SVRC). SVRC has undertaken to develop all common facilities and amenities in the housing project namely Villa Orchids and provide utility services like water, electricity, drainage, etc. M/s. Villa Orchids LLP (formally known as M/s. Greenwood Lakeside LLP), a group company of M/s. Modi Properties Pvt. Ltd., has an understanding with SVRC for purchasing vacant plots from SVRC with an intention to sell it to prospective purchasers along with a villa constructed thereon. This provisional booking is between the purchaser and Villa Orchids LLP, wherein Villa Orchids LLP shall/ has purchase(d) the said plot from SVRC and Villa Orchids LLP shall/ has construct(ed) a villa thereon.

TERMS AND CONDITIONS:

- 1. NATURE OF BOOKING:**
 - 1.1. This is a provisional booking for a villa mentioned overleaf in the project known as 'Villa Orchids'.
 - 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. VILLA ORCHIDS LLP. 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/-.
- 6.3** 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 villa 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 villas in Villa orchids shall have a similar elevation, colour scheme, compound wall, landscaping, trees, etc. No purchaser shall be allowed to alter any portion of the villa 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 2025.
- 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 Estate and abide by its rules.
 - 10.2. The purchaser shall pay a sum of Rs. 30,000/- by way of deposit in favour of the Association / Society towards the corpus fund at the time of taking possession of the completed villa.
- 11. POSSESSION:**
 - 11.1. The builder shall deliver of possession of the completed villa 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 villa 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.
 - 12.4. Any alterations to these terms and conditions shall be in writing, duly signed by the builder and purchaser.