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Owned & Developed by : M/s. Modi Housing Pvt. Ltd.



**MODI
PROPERTIES**

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BOOKING FORM

Sl. No. **102050** ✓

Name of the Purchaser	D. SESHAGIRI RAO		
Name of father/spouse	D. VENU GOPAL RAO	Age	37
Address:	FLAT NO-502, H.NO-15-104/114, ASR PRITHVI PRSOF, ROAD NUMBER-6, MANUPURAM COLONY OLD ALWAL, SECUNDERABAD 500 10		
Occupation:	HSE ADVISOR - APAL EME; SANDEE		
Phone	Office	Home	
	Mobile	Email	
Villa No.	182	Villa Area	2040 Sft Land area 161 sq yds
Total Sale Consideration:	Rs. 99,50,000/-		
(in words)	Rupees. Ninety Nine lakhs fifty thousand only		
Type of Villa	☐ Deluxe ☒ 3BHK		
Booking Amount	Rs. 25,000/-		
Receipt No	103021	Date	05/04/2021
Payment Terms			
Installment No.	Due Date	Amount	
I Installment	Within 15 days of booking	2,00,000/-	
II Installment	Within 30 days of booking	10,00,000/-	
III Installment	Within 7 days of completion of plinth beam	46,43,000/-	
IV Installment	Within 7 days of casting slab	11,94,000/-	
V Installment	Within 7 days of completing brickwork and internal plastering	11,94,000/-	
VI Installment	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	14,94,000/-	
VII installment	On completion / possession	2,00,000/-	
Payment through	☒ Housing Loan ☐ Own sources		
Remarks	1) Reg Stamp duty & GST charges extra 2) Corpus fund Rs. 50,000/- extra		
	PPT No.	146	

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

Date: 13/04/2021

Signature of Purchaser: [Signature]

Place: Hyderabad

M/s. Modi Housing Pvt Ltd.

Booked by: N. Anitha

Signature: [Signature]
Name: M. Nagaraj

Note:

M/s. Modi Housing Pvt Ltd, is the Developer / Builder of Silver Oak Villas along with members of Mehta family (Villa nos. 101 to 214) by way of 2 agreement of sale registered as document nos. 16252/2019 & 16253/2019. All payments shall be made in favour of M/s. Modi Housing Pvt Ltd or the individual member of Mehta family respectively. M/s. Silveroak Realty and M/s. Silveroak Villas shall join as confirming parties in execution of agreement of sale in favour of prospective purchasers.

TERMS AND CONDITIONS:

1. NATURE OF BOOKING:

- 1.1 This is a provisional booking for a villa mentioned overleaf in the project known as Silver Oak Villas LLP.
- 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 GST 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 must be made by way of cheque, demand draft, RTGS, online transfer or payorder. Cash payments shall not be accepted.

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 days of this provisional booking, the cancellation charges shall be 50,000/-.

- 6.4 In all other cases of cancellation either of booking agreement, the cancellation charges shall be 15% of agreed sale consideration.

7. OTHER CONSEQUENCES CANCELLATION:

- 7.1 The purchaser shall re-convey and redeliver possession of the villa in favor of the builder at his cost free from all encumbrances, charges, claims and interests etc., of whatsoever nature.

8. ADDITIONS & ALTERATIONS:

- 8.1 Cost of any additions and alterations made over above specifications mentioned in the brochure at request of the purchaser shall be charged extra.
- 8.2 All the villas in Silver Oak Villas 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 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 Silver Oak Villas and abide by its rules.
- 10.2 The purchaser shall pay a sum of Rs. 50,000/- per villa 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 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 date 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.



B No: 102050

Silver Oak Villas
Modi Housing Pvt Ltd