

GOLDEN COUNTY

At Rampally, Keesara Mandal,
Medchal-Malkajgiri Dist.

CIN:U45200TG2007PTC053309

RERA:

MODI BUILDERS &**INFRASTRUCTURES PVT. LTD.**

4th Floor, Ashoka HiTech Chambers,
8-2-120/76/1/B/16,17,18, Road.No.2,
Banjara Hills, Hyderabad - 500034.
Phone: 040 - 66333111 /
66336633,

PROVISIONAL ALLOTMENT/BOOKING FORM - PLOT

Name of Purchaser:			Age	yrs
Name of Father/Spouse:				
Address:				
Occupation:			Email :	
Organization :				
Phone:	O)	(R)	(M)	
Plot No: ____	Land :	Sq Feet	Sq. Yards	
Total Sale Consideration:	Rs.	/- + 12% GST =	Rs.	/- incl of GST
(In words)	Rupees:			Only
Payments terms - (PLOT)				
	Due Date	Amount	Remarks	
1. Booking amt (10%)				
2. Margin Amount (10%)				
3. Final Installment (80%)				
Total	Total	Rs.	/- (including 12% GST)	
Payment Scheme	Self Payment /Housing Loan			
Remarks	Registration charges extra (to be paid on date of registration)			
	The above TSC includes amenities cost & GST.			

Housing Loan (HL) –obtaining a home loan shall be the customer's responsibility and he/she has to pay from self-resources in case of of non-eligibility or reduced eligibility.

Terms

1. The Promoters in the scheme of the development of "GOLDEN COUNTY" have planned that the prospective buyers shall eventually become the absolute owners of the identifiable land (i.e., plot of land) together with an independent house of the constructed thereon. For this purpose, the Promoters and the allottee are required to enter into two separate agreements, one with respect to the sale of land, second with respect to the construction of the house. These agreements will be interdependent, mutually co-existing and inseparable through in the scheme of the project. The Promoters may execute a Sale Deed for the plot in favour of the Allottee(s) before commencing construction of the house. The sanction of independent houses on the individual plots will be obtained from the local authority. Each plot allottee shall enter into a construction agreement of an independent house vide a separate agreement on each of the allotted plots. The two parts of this project are interlinked and prospective customers are not entitled to purchase of plots without entering into an agreement for construction of the house.
2. The total sale consideration for the construction of the house is over and above the sale consideration for the plot.
3. The above provisional allotment / booking form is not binding on the company unless it is counter signed by any of the directors/authorized signatory of the company with the company's seal.
4. The above price is after all discounts and includes all GST input tax credits
5. All payments to be paid by A/c payee cheque only.

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

Date:

Signature of Allottee

Place:

Booked by:

**Promoter
DIRECTOR/AUTHORISED
SIGNATORY**

Provisional Allotment / Booking form terms and conditions

1. The provisional allotment/ booking form does not convey any right, title or interest of any nature in favour of the Allottee with respect to the plot/villa mentioned overleaf till a sale agreement has been entered into.
2. The Allottee within 10 days from the date of the provisional allotment/ booking form shall pay 10% of the total sale consideration i.e., (Booking amount as per 1 above) failing which the Promoter shall have the right to cancel this booking at his discretion.
3. The Allottee shall enter into an agreement of sale within 30 days from the date of the provisional allotment/ booking form and pay a further 10% of the total sale consideration i.e., (Margin Amount as per 2 above) failing which the Promoter shall have the right to cancel this booking at his discretion and forfeit the booking amount as per the RERA Act 2016.
4. The Allottee prior to entering the sale agreement can cancel the plot/villa as per the policy mentioned below. The refund request shall be in writing and submitted to the Promoter.
5. The terms of the booking form shall be replaced by the terms and conditions of the sale agreement once the same is entered into and is governed by the RERA Act 2016.
6. The Allottee agrees that under any circumstances including that of any disputes or misunderstandings, the allottee will not seek or cause the stoppage of construction or related activity or cause any inconvenience or obstructions whatsoever. However, the claim of the Allottee against the Promoter shall be restricted to a monetary claim which shall not exceed the amount paid by the Allottee and as governed by the RERA Act 2016.

Cancellation and refund Policy

All cancellations that are made on the request of the Allottee shall be on the following terms

- 100% refund for cancellations within 30 days from date of booking.
- Cancellation charge is equal to the booking amount i.e. 10% of the total sale consideration after 30 days from date of booking and as per the RERA Act 2016.
- Refunds will be issued only after all original agreements, booking forms, receipts etc. are handed over and formal letter of cancellation is given

I HEREBY DECLARE THAT I HAVE GONE THROUGH AND UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED ABOVE INCLUDING THE CANCELLATION AND REFUND POLICY AND SHALL ABIDE BY THE SAME

I have read the above mentioned terms and conditions and accept the same.

Signature of the Allottee