

# Villas at Silver Creek

(Owned & Developed by M/s. Mehta & Modi Homes)  
 Sy. No. 74 & 75, 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](mailto:info@modiproperties.com)

## BOOKING FORM

No. **1172**

Name of the Purchaser :	MS. PREM LATA TRIPATHI / YOGESH KUMAR		
Name of father / spouse:	MR. MADHAN LINDO.	Age	36 YEARS (11-)
Address :	8-30/K/37 HEMA NAGAR, EDITHAN NAGAR, BODUPPALI.		
Occupation :	TEACHER DPS / BUSINESS.		
Phone :	Office	Home	8885638328
	Mobile	Email	PremLataTripathi@yahoo.com
Plot No.	29	Plot Area	1849.73 Sq. yds. Built-up Area (1835) Sft.
Total Sale Consideration :	Rs. 10077 SIX THOUSAND ONLY.		1849.
(in words)	Rupees 46,00,000/-		
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt No. & Date :
Installment No.	Due Date	Amount	
1.	02-02-15	200,000/-	
2.	14-02-15	4,25,000/-	
3.	05-03-15	400,000/-	
4.	20-03-15	1,00,000/-	
5.	20-04-15	15,00,000/-	
6.	05-05-15	8,50,000/-	
7.	ON COMPLETION	2,00,000/-	
8.			
9.			
10.			
Payment Scheme	<input type="checkbox"/> Housing Loan <input checked="" type="checkbox"/> Installment Scheme		
Remarks	1) RESIGNATION + SERVICE TAX + VAT AS APPLICABLE 2) NO TREE SURV NOT APPLICABLE		
	PPT No.	136	

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

Date: 16-01-2015

Signature of Purchaser: [Signature]

Place: SECUNDERABAD

For Modi Properties & Investments Pvt. Ltd

Booked by: PREVEEN PATILK.

Signature: [Signature]

Name: PREVEEN PATILK

**Note:** M/s. Mehta & Modi Homes, (a partnership firm) & Smt. Sarojini L. Rohit & others are the Owners & Developers of Villas at Silver Creek ((HUDA sanction vide file no. 0149/CSC/TP1/2008). Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s. Mehta & Modi Homes & Smt. Sarojini L. Rohit & others. All payments however shall be made directly in favour of M/s. Mehta & Modi Homes & Smt. Sarojini L. Rohit & others for their respective share of bungalows. The term Builder shall mean and include both Modi Properties & Investments Pvt. Ltd., and M/s. Mehta & Modi Homes & Smt. Sarojini L. Rohit & others.

Booking declaration form

Name of customer	MS. PREM LATA TRIPATHI	Date of Birth	11-10-80
Spouse Name	MR. YOGESH KUMAR.	Date of Birth	23-04-79
Spouse Company	YOGESH INFOLINE.	Spouse designation	MANAGING PARTNER.
Wedding anniversary	2 <sup>ND</sup> APRIL.	Date of completion	APRIL 2015.
Project	VSC	Flat/Bungalow No.	29.
Constructed area in sft	1849/-	Total land area in Sq. yds.	173/-
Booking taken by	PRATEEN PATHAK.	Booking amount received on	16-01-15.
Booking Amount	25,000/-	Cheque No. / Cash	000004 (BANK OF BI)
Booking form no.	1172.	Booking form date	16-01-15.
PPT No.	136	PPT base price (Rs. Per sft)	1899/-
List price (without extra land) - A	35,11,250/-	Land rate	12,11,000/-
Additional land area (adjusted) - C	—	Discounted land rate applied - D	—
Additional land charges - B = C x D	—	—	—
Total list price - A+B	50,42,000/-	(RS. 1,20,000 ADV LOIAR)	
Net sale consideration (after discount - before on time payment discount)			46,00,000/-
Discount in Rs. Per sft	176/-	Discount in Rs.	3,27,000/-
On time payment discount in Rs. Per sft	—	On time payment discount in rupees	—
HL required	YES	Preferred bank	SBH.
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury		
Registration charges	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
VAT	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
Service tax	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
False ceiling	<input type="checkbox"/> Provide free of cost <input checked="" type="checkbox"/> do not provide		
Modular kitchen	<input checked="" type="checkbox"/> Do not provide <input type="checkbox"/> Provide free of cost ( <input type="checkbox"/> conditional <input type="checkbox"/> unconditional)		
Special request - by separate letter or note	<input checked="" type="checkbox"/> Relaxation in payment <input type="checkbox"/> Additions and alterations - Free of cost <input type="checkbox"/> Additions and alterations - At extra cost <input type="checkbox"/> Company loan to be provided <input type="checkbox"/> Other:		
Booking form	<input checked="" type="checkbox"/> Signed <input type="checkbox"/> Will be signed on : <input type="checkbox"/> Scanned and sent to customer for signature <input type="checkbox"/> Other:		
Land area	<input checked="" type="checkbox"/> No corrections or adjustments required <input type="checkbox"/> Adjusted land area considered above <input type="checkbox"/> Sale deed as per adjusted land area <input type="checkbox"/> Sale deed as per total area		
Remarks	① SOLAR POWER NOT FREE, AMOUNT OF RS. 120,000, DEDUCTED FROM THE TOTAL AMOUNT.		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name:	Name: <i>[Signature]</i>	Name: <i>[Signature]</i>	Name: <i>[Signature]</i>
Sign:	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date:	Date: <i>[Signature]</i>	Date: 21/1/15	Date: <i>[Signature]</i>

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall block flats/villa only on receipt of this form. 3. In case booking form is being signed on later date, this form must be sent to respective accountant at the time of booking or blocking a flat/villa. 4. Relaxation in payment, provided by the company, shall be at the discretion of the Managing Director.

**APPROVED BY**  
1 JAN 2015  
PRATEEN MODI  
MANAGING DIRECTOR

## Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VSC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Mehta & Modi Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	173	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1849	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Scooter Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Standard <input type="checkbox"/> Semi <input checked="" type="checkbox"/> Deluxe	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat / plot	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Park	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot No. 30	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Plot No. 37	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	30" wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	46,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)	Rs. 176/- Per sft	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	Rs. 3,27,000/-		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	34,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	11,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Agr. for Development charges value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31,05,2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by(MD):
Sign: <i>Venkatramana Reddy</i>	Sign: <i>K. Krishna Prasad</i>	Sign: <i>Lavanya</i>	Sign: <i>[Signature]</i>
Date: 14/2/15	Date: 14/2/15	Date: 14/2/15	Date: APPROVED BY FEB 2015

APPROVED BY  
FEB 2015  
SOHAM MODI  
MANAGING DIRECTOR