

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

BOOKING FORM

No. **1210**

Name of the Purchaser :		MATHEW NINAN			
Name of father / spouse :		SUNU MATHEW NINAN		Age	54
Address :		FLAT-2 D. ABAD SILVER CREST JAWAHAR NAGAR, KADAVANTHRA. P.O CHOCHIN - 682020			
Occupation :		BUSINESS			
Phone :	Office	9535583644	Home	8985970663	
	Mobile	09147124996	Email	djmiv@ymail.com	
Plot No.	30	Plot Area	173	Sq. yds.	Built-up Area 1849 Sft.
Total Sale Consideration :	Rs. 43,80,000				
(in words)	Rupees FORTY THREE LAKHS EIGHTY THOUSAND ONE				
Payment Terms	Booking Amount	Rs. 25,000	Receipt No. & Date	2713 01-09-20	
Installment No.	Due Date		Amount		
1.	01-09-2015		RS. 2,00,000		
2.	25-12-2015		RS. 20,77,500		
3.	25-01-2016		RS. 20,77,500		
4.					
5.					
6.					
7.					
8.					
9.					
10.					
Payment Scheme	<input type="checkbox"/> Housing Loan		<input checked="" type="checkbox"/> Installment Scheme		
Remarks	DELUX SPECIFICATIONS MATERIAL WILL BE PROVIDE BY THE CUSTOMER. AMOUNT FOR THE MATERIAL CAN BE ADJUSTED IN FINAL PAYMENT, REGISTRATION VAT'S TAX & STAMP DUTY EXTRA				
			PPT No.	233	

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

Date: 01-09-2015

Signature of Purchaser: Mathew Ninan For Father

Place: HYDERABAD

For Modi Properties & Investments Pvt. Ltd.

Booked by:

Signature: Rajkumar C

SATISH KUMAR

Name: RAJKUMAR C

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

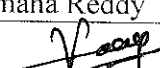

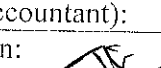
Name of customer	MATHEW NINAN	Date of Birth	09-06-1961
Spouse Name	SUNU MATHEW NINAN	Date of Birth	02-02-1968
Spouse Company	-	Spouse designation	-
Wedding anniversary	1-7-1989	Date of completion	-
Project	VSC	Flat/Bungalow No.	30
Constructed area in sft	1849	Total land area in Sq. yds.	173
Booking taken by	SATISH	Booking amount received on	01-09-2015
Booking Amount	25,000	Cheque No. / Cash	084662
Booking form no.	1209	Booking form date	01-09-2015
PPT No.	233	PPT base price (Rs. Per sft)	1899
List price (without extra land) - A		Land rate	7000
Additional land area (adjusted) - C		Discounted land rate applied - D	
Additional land charges - B = C x D			
Total list price - A+B			50,47,000
Net sale consideration (after discount - before on time payment discount)			43,80,000
Discount in Rs. Per sft	361/-	Discount in Rs.	6,67,000
On time payment discount in Rs. Per sft	-	On time payment discount in rupees	-
HL required	No	Preferred bank	-
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 type="checkbox"/> do not provide		
Modular kitchen	<input 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 for 2nd & 3rd installment. <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 checked="" type="checkbox"/> Other :		
Booking form	<input type="checkbox"/> Signed <input type="checkbox"/> Will be signed on : <input type="checkbox"/> Scanned and sent to customer for signature <input checked="" type="checkbox"/> Other :		
Land area	<input 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	DELUX SPECIFICATION MATERIAL PROVIDED BY CUSTOMER, AMOUNT FOR THE SAME WILL BE ADJUSTED IN FINAL PAYMENT (RATE) DECIDED BY THE COMPANY AS PER		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: SATISH KUMAR	Name: R. K. KUMAR	Name: Swalka	Name: <input checked="" type="checkbox"/>
Sign: <i>Satish</i>	Sign: <i>R.K.</i>	Sign: <i>Swalka</i>	Sign: <i>Swalka</i>
Date: 01/09/2015	Date: 1/9/15	Date: 1/9/15	Date: 02 SEP 2015

APPROVED BY
 SOHAM MODI
 MANAGING DIRECTOR

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants 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, providing modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/ review.

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	(Land) Mehta & Modi Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	30	<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 checked="" 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	Plot No. 29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot No. 31	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Plot No. 38	<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	43,80,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	233	N A	
Discount (in Rs. per sft.)	361/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	361/-		
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	32,85,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	10,95,000/-	<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	25.01.2016	<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: 	Sign: 	Sign: 	Sign:
Date: 28/9/15	Date: 28/9/15	Date: 28/9/15	Date: