

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.	14	<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. 13	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Plot No. 15	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Plot No. 24	<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	45,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	280	N A
Discount (in Rs. per sft.)	296/-	N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)	296/-	
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	33,75,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	11,25,000/-	<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	31.03.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Sir,

1st Installment Rs 2,00,000/- not collected

Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by(MD):
Sign:	Sign:	Sign:	Sign:
Date: 15/7/15	Date: 15/7/15	Date: 17/7/15	Date:

APPROVED BY
17 JUL 2015
SOHAM MOJI
MANAGING DIRECTOR

Booking declaration form

Name of customer:	UPPUNAGA VENKATA NARASIMHA GIRISH	Date of Birth	16-04-1989
Spouse Name	UPPU MAHALAKSHMI	Date of Birth	21-08-1990
Spouse Company	SRI CHAITANYA TECHNO SCHOOL	Spouse designation	TEACHER
Wedding anniversary	29-01-2012	Date of completion	31-3-2016
Project	VSC	Flat/Bungalow No.	14
Constructed area in sft	1849	Total land area in Sq. yds.	173
Booking taken by	SUNITHA	Booking amount received on	03-07-2015
Booking Amount	25,000	Cheque No. / Cash	591470
Booking form no.	1205	Booking form date	9-07-2015
PPT No.	230	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)			45,00,000
Discount in Rs. Per sft	296	Discount in Rs.	5,47,000
On time payment discount in Rs. Per sft	-	On time payment discount in rupees	-
HL required	YES	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 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 type="checkbox"/> No corrections or adjustments required ORIGINAL SALE CONSIDERATION <input type="checkbox"/> Adjusted land area considered above 15 RS. 43,00,000/-, ENHANCED <input type="checkbox"/> Sale deed as per adjusted land area RS. 2,00,000 EXTRA, DEDUCTING TAX <input type="checkbox"/> Sale deed as per total area SAME AT LAST INSTALLMENT		
Remarks	DELUX VILLA, REGISTRATION, VAT, S.TAX, STAMP DUTY EXTRA, SALE CONSIDERATION INCLUDES STAIR CASE CHARGES (I.E. 1.5 LAKHS)		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: SUNITHA	Name: P. K. KUMAR	Name: S. Sreedh	Name: W
Sign:	Sign:	Sign:	Sign:
Date: 9/7/15	Date: 9/7/15	Date:	Date: 15 JUL 2015

APPROVED BY

SOHAM MODI
 MANAGING DIRECTOR

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, providing modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/ review.

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. **1205**

Name of the Purchaser :		UPPU NAGA VENKATA NARASIMHA GIRISH			
Name of father / spouse :		UPPU MAHALAKSHMI		Age 32	
Address :		2-16-131, STREET NO. 3, PRASHANTHI NAGAR OPP. SURVEY OF INDIA, UPPAL HYDERABAD-39			
Occupation :		SR. MARKETING MANAGER, PI INDUSTRIES LTD			
Phone :	Office	040-66515478		Home	040-27803666
	Mobile	9440143243		Email	narasimbagirish@gmail.com
Plot No.	14	Plot Area	173	Sq. yds.	Built-up Area 1849 Sft.
Total Sale Consideration :		Rs. 45,00,000/-			
(in words)		Rupees FORTY FIVE LAKHS ONLY			
Payment Terms		Booking Amount	Rs. 25,000	Receipt No. & Date:	2706-3.7.15
Installment No.	Due Date	Amount			
1.	18.7.2015	RS. 2,00,000			
2.	03.8.2015	RS. 8,45,000			
3.	18.8.2015	RS. 9,70,000			
4.	WITHIN 7 DAYS COMPLETING REC STRUCTURE	RS. 9,70,000			
5.	WITHIN 7 DAYS COMPLETING BRICKWORK & INTERIOR PLASTERING	RS. 6,45,000			
6.	WITHIN 7 DAYS COMPLETING FLOORING, BATH ROOMS TILES, DOORS & WINDOWS	RS. 6,45,000			
8.					
9.	ON COMPLETION - 31.03.2016	RS. 2,00,000			
10.					
Payment Scheme		<input checked="" type="checkbox"/> Housing Loan		<input type="checkbox"/> Installment Scheme	
Remarks		REGISTRATION, VAT, STAMP DUTY EXTRA. DELUX VILLA STAIR CASE EXTRA RS. 1,50,000 INCLUDED IN TOTAL SALE CONSIDERATION			
		PPT No.		230	

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

Date: 09-07-2015

Place: HYDERABAD

Booked by: SUNITHA

Signature of Purchaser: U. N. V. Girish

For Modi Properties & Investments Pvt. Ltd.

Signature: Raj Kumar

Name: RAJKUMAR

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/TP/1/2008). 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.