

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. **1208**

Name of the Purchaser :		SWAPNA NIDUGURATHI & RAKESH NASALWAI			
Name of father / spouse :		RAKESH NASALWAI		Age	28
Address :		10-1-109/1, PLOT No. 26, PRATIBHA NIVAS TRIMURTHI NIVAS COLONY, SAROORNAGAR, HYDERABAD- 500035			
Occupation :		BANKER			
Phone :	Office			Home	8861035330
	Mobile	9959958322		Email	soppudu@gmail.com
Plot No.	33	Plot Area	173	Sq. yds.	Built-up Area 1849 Sft.
Total Sale Consideration :		Rs. 50,47,000/-			
(in words)		Rupees FIFTY LAKHS FORTY SEVEN THOUSAND-			
Payment Terms		Booking Amount	Rs. 25,000/-	Receipt No. & Date	2711 26-7-2015
Installment No.	Due Date		Amount		
1.	27-7-2015		RS. 2,00,000		
2.	27-8-2015		RS. 7,57,000		
3.	15-9-2015		RS. 30,70,000		
4.	ON COMPLETION FLOORING		RS. 7,95,000		
5.	DOORS, WINDOWS, BATHROOM				
6.	TILES, & 1 COAT OF PAINTING				
7.	ON COMPLETION		RS. 2,00,000		
8.					
9.					
10.					
Payment Scheme		<input checked="" type="checkbox"/> Housing Loan		<input type="checkbox"/> Installment Scheme	
Remarks		REGISTRATION, VAT, S. TAX & STAMP DUTY EXTRA, DELUX VILLA. ACTUAL SALE CONSIDERATION. Rs. 43,80,000, ENHANCED Rs. 6,67,000			
		PPT No.	231		

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

Date: 26-07-2015

Place: HYDERABAD

Booked by: SUNITHA

Signature of Purchaser: _____

For Modi Properties & Investments Pvt. Ltd.

Signature: _____

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	SWAPNA NIDUGURTHI	Date of Birth	30.7.1986
Spouse Name	RAKESH NASALWAT	Date of Birth	14.9.1984
Spouse Company	IBM	Spouse designation	SOFTWARE ENGINEER
Wedding anniversary	24-04-2012	Date of completion	31.12.2015
Project	VSC	Flat/Bungalow No.	33
Constructed area in sft	1849	Total land area in Sq. yds.	173
Booking taken by	SUNITHA	Booking amount received on	27-07-2015
Booking Amount	RS. 25,000/-	Cheque No. / Cash	
Booking form no.	1208	Booking form date	26.7.2015
PPT No.	231	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		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 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 <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 VILLA, REGISTRATION, VAT, S.TAX & STAMP DUTY EXTRA ACTUAL SALE CONSIDERATION 43.80 LAKHS, ENHANCED 6.67 LAKHS for additional HL		
Sales Executive	Sales Manager	Project Accountant	M.D.
Name: SUNITHA	Name: ROJKUMAR	Name:	Name:
Sign:	Sign:	Sign:	Sign:
Date: 26/7/15	Date: 26/7/15	Date:	Date:

APPROVED BY

 DATE: 26/7/2015
 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, modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/review.

SALE DEED AUTHORIZATION FORM

Project	M/s. MEHTA & MODI HOMES-OWNERS SHARE SANDEEP SHAH		
Buyer Name	MRS. SWAPNA N. & OTHERS		
Flat / Bungalow No.	33	Area	173
Land Area	1849.00		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	50,47,000
B	Stamp duty & registration charges	1,60,300
C	Service Tax @ 5.6% on CA	1,37,032
D	VAT @ 1.25% on Sale Consideration	63,088
E	Total Taxes (B + C + D)	3,60,420
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	54,07,420
I	Total Amount Paid	5,75,000
J	Balance Amount Payable (H-I)	48,32,420

K	Amount for Sale Deed	26,00,000
L	amount for Construction Contact	24,47,000
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	42,30,000
O	Margin Monety (A-N)	8,17,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:	HL Cq. Amount
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.	26,00,000
	HDFC			

Final Disbursement

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		26,00,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		2,42,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)		3,60,420	<input checked="" type="checkbox"/> Paid Through HL
			Security cq.received
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

361/- per sft discount not deducted from sale agreement @ Rs.6,67,000/-

Auhorised by:

Name	Accountant	QR Manager	Prabhakar Reddy
	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Sign			
Date	23/11/15	23/11/15	23/11/15

APPROVED BY
24 DEC 2015
SUNANDA MUDY
MANAGING DIRECTOR