

# 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. **1104**

Name of the Purchaser :		MR. A. THANGAVILU / MRS JYOTI M			
Name of father / spouse :		AMMIYAPPAN	Age	48/50	
Address :		JAVAHAR NAVODAYA VIDYALAYA, TALODHI (BALLAPUR) TALUK NAGBHIR, DIST- CHANDRAPUR, MAHARASHTRA - 441 221			
Occupation :		ASST. COMMISSIONER			
Phone :	Office		Home	09421725910	
	Mobile	09802432656	Email	L - avichkane vidhi@main.com	
Plot No.	21	Plot Area	173	Sq. yds.	Built-up Area 1835 Sft.
Total Sale Consideration :	Rs. 38,25,000/-				
(in words)	Rupees THIRTY EIGHT LAKHS TWENTY FIVE THOUSAND ONLY				
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt No. & Date :		
Installment No.	Due Date	Amount			
1.	13-08-12	2,00,000			
2.	30-08-12	5,50,000			
3.	23-09-12	18,30,000			
4.	23-10-12	4,57,500			
5.	On Completion flooring				
6.	Doors, windows etc.	7,62,500			
7.					
8.					
9.					
10.					
Payment Scheme	<input checked="" type="checkbox"/> Housing Loan		<input type="checkbox"/> Installment Scheme		
Remarks	<del>Registration cost &amp; ST as applicable</del>				
		PPT No.	176		

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

Date: 24/07/2012

Signature of Purchaser: [Signature]

Place: SECUNDERABAD

For Modi Properties & Investments Pvt. Ltd.

Booked by: [Signature]

Signature: [Signature]

Name: [Signature]

**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 details declaration form

Name of customer	MY A. HANSAVEID/MYS	Date of Birth	13.05.64
Spouse Name	MYS JYOTI M.	Date of Birth	26-02-1962
Spouse Company	NAYDDAXA VIDYAYAYA	Spouse designation	PRINLIPA.
Wedding anniversary	20 JAN	Date of completion	30 JUNE
Project	VSL.	Flat/Bungalow No.	21
Booking taken by	PATHAR.	Booking amount received on	25-06-12
Booking Amount	25,000/-	Cheque No. / Cash	264896
Booking form no.	1104	Booking form date	23-07-12
PPT No.	176	PPT base price (Rs. Per sft)	19500 + COM
List price	42,47,000/-	Sale consideration	38,25,000/-
Discount in Rs. per sft	230/- per sft	Discount in Rs.	4,22,000/-
On time payment discount in Rs. per sft	-	On time payment discount in rupees	-
HL required	YES.	Preferred bank	HDFC.
Type	<input type="checkbox"/> Semi deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury		
Relaxation in payment terms that have been agreed to	OWN CONTRIBUTION OF R.6 (550,000/-) TO COME IN SEPTEMBER.		
If booking form is not made / signed, explain why?	-		
Additions & alteration to be done free of cost	OPEN KITCHEN EXTENDING TO BE MADE SERVANT QTY & BATH ROOM NOT REQUIRED		
Additions and alteration required at extra cost	WICKET SAFE FOR PET		
Special request of customer	/		
Adjustment in land area	/		
Additional information / remarks	FREE REGISTRATION + FREE MODULAR KITCHEN TAX & SERVICE TAX AS APPLICABLE		
Sales Executive	Sales Manager	Project Accountant	M.D.
Name:	Name: PATHAR	Name: G. JAGDISH	Name: M
Sign:	Sign: [Signature]	Sign: [Signature]	Sign: [Signature]
Date:	Date: 23/07/12	Date: 24/07/12	Date: 24 JUL 2012

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall block flats/villa only upon 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 blocking a flat/villa.

**APPROVED BY**  
 SOHAM MODI  
 MANAGING DIRECTOR

### Sale Deed Authorization Form

Project	M/s. MEHTA & MODI HOMES - VILLAS @ SILVER CREEK		
Buyer name	MR. T. THANGAVELU & OTHERS		
Flat / Bungalow No.	21	Area	1835
Land Area	173	Type	Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

#### Payment & Agreement details

A.	Total sale consideration	38,25,000
B.	Stamp duty & registration charges	1,19,250
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	1,18,193
D.	VAT @ 1.25% on Sale Agreement	47,813
E.	Total taxes (B + C + D)	2,85,255
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	41,10,255
I.	Total amount paid	7,76,000
J.	Balance amount payable (H - I)	33,35,255

K.	Amount for Sale Deed	15,30,000
L.	Amount for Construction Contract	22,95,000
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	30,00,000
O.	Margin Money (A - N)	8,25,000

#### Housing Loan Details

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 <sup>st</sup> installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC			10,00,000

#### Security Cheque Details

1 <sup>st</sup> installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		10,00,000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		50,000	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
	367648	20,00,000	
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		1,19,250	

Remarks:

# Free Registration offer & Free Modular Kitchen offer

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg); display: inline-block;"> <b>APPROVED BY</b>                  15 FEB 2013                  SOHAM MODI                  MANAGING DIRECTOR             </div>
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date:	15/02/13	15/2/13	15/3/13	

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.  
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit and / or PDC's will be required at the time of taking possession.