

# Villas at Silver Creek

(Owned & Developed by M/s. Mehta & Modi Homes)  
 Sy. No. 74 & 75, Cherlapally,  
 Hyderabad - 500 051  
 Phone: 040-65167555.



# 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

Ashab  
 Bhatta

## BOOKING FORM

No. **1169**

Name of the Purchaser :		Richa Kapoor & Alok Bhatta		29	
Name of father / spouse :		Mr. K.C. Kapoor		Age 33	
Address :		Flat No. 810, SMK Hi Laxde Miyapur, Hyderabad.			
Occupation :		Analyst - Novartis, Senior Associate - Genfact			
Phone :	Office			Home	9886179179
	Mobile	8886406567 / 9886179179		Email	alok.g.bhatta@gmail.com
Plot No.	12	Plot Area	173	Sq. yds.	Built-up Area 1849 Sft.
Total Sale Consideration :	Rs. FORTY SEVEN LAKHS AND FIFTY THOU				
(in words)	Rupees 47,50,000/-				
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt No. & Date :		
Installment No.	Due Date	Amount			
1.	16-11-13	RS 200,000/-			
2.	16-12-13	RS 4,75,000/-			
3.	06-01-14	RS 22,80,000/-			
4.	26-01-14	RS 5,70,000/-			
5.	ON COMPLETION OF BUILDING	RS 2,50,000/-			
6.	ON COMPLETION OF BUILDING				
7.					
8.	ON COMPLETION	RS 2,50,000/-			
9.					
10.					
Payment Scheme	<input checked="" type="checkbox"/> Housing Loan		<input type="checkbox"/> Installment Scheme		
Remarks	① DUE TO VUDA ② THE REGISTRATION + SERVICE TAX + VUDA IS APPLICABLE.				
				PPT No.	202

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

Date: 02-11-13  
 Place: SEC - 5 RD  
 Booked by: MAGARJUNA

Signature of Purchaser: [Signature]  
 For Modi Properties & Investments Pvt. Ltd.  
 Signature: [Signature]  
 Name: PANKAJ

**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	RICHA KAPOOR	Date of Birth	17-07-80
Spouse Name	ADAR BHATIA	Date of Birth	21-11-84
Spouse Company	GENPACT	Spouse designation	SENIOR-ASSOCIATE
Wedding anniversary	24 APR.	Date of completion	JULY 2014
Project	VSL	Flat/Bungalow No.	12
Booking taken by	NAGARJUNA	Booking amount received on	01-11-13
Booking Amount	25,000/-	Cheque No. / Cash	ON LINE TRANSFER.
Booking form no.	1169	Booking form date	02-11-13
PPT No.	202	PPT base price (Rs. Per sft)	1899/SFT / 7000/Sq YD
List price	51,69,000/-	Sale consideration	47,50,000/-
Discount in Rs. per sft	226/-	Discount in Rs.	4,18,000/-
On time payment discount in Rs. per sft	-	On time payment discount in rupees	-
HL required	SBI	Preferred bank	SBI
Type	<input type="checkbox"/> Semi deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury		
Relaxation in payment terms that have been agreed to	N/A		
If booking form is not made / signed, explain why?	N/A		
Additions & alteration to be done free of cost	N/A		
Additions and alteration required at extra cost (included above)	STAIR TO THE RDDF @ RS 1000/- SFT FDV 121 SFT. SALE CONSIDERATION IS INCLUSIVE OF STAIR		
Special request of customer at extra cost if possible	KITCHEN TO BE EXTENDED INCL OF SERVANT QTY BATHROOM & ADDITIONAL WINDOW IN KITCHEN		
Adjustment in land area	N/A		
Additional information / remarks	① FREE REGISTRATION + S.T + VAT OFFER. ② DELUXE BUNGLOW		
Sales Executive	Sales Manager	Project Accountant	M.D.
Name: NAGARJUNA	Name: PATHAK	Name:	Name:
Sign:	Sign:	Sign:	Sign:
Date: 05-11-13	Date: 5-11-13	Date:	Date: 06 NOV 2013

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.

## 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.	12	<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. 11	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot No. 13	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Plot No. 22	<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	47,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	202	N A	
Discount (in Rs. per sft.)	R. 2201/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	R. 2201/-		
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	19,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	28,50,000/-	<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	31.07.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by (VID):
Sign:	Sign:	Sign:	Sign:
Date: 25-11-13	Date: 02/12/13	Date: 02/12/13	Date: 02 DEC 2013
			SOHAW MODI MANAGING DIRECTOR