

Villas at Silver Creek

(Owned & Developed by S. Mehta & Modi Homes)
Sy. No. 74 & 75, Cherla, 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. **1204**

Name of the Purchaser :	PATHURI SRAVAN KUMAR		
Name of father/ spouse :	PATHURI CHATANYA	Age	42
Address :	PLOT NO. 18, 89, EAST GANDHI NAGAR OPP ST. PETER SCHOOL, NAGARAM, HYDERABAD-50		
Occupation :	1 SUB-ENGINEER TSSPDCL		
Phone :	Office	Home	
	Mobile	Email	
Plot No.	13	Plot Area	1849 Sq. yds.
Total Sale Consideration :	Rs. 43,00,000/-	Built-up Area	1849 Sq. yds.
(in words)	Rupees FORTY THREE LAKHS		
Payment Terms	Booking Amount	Rs. 25,000	Receipt No. & Date : 2707 30.6.15
Installment No.	Due Date	Amount	
1.	03-08-2015	RS. 2,00,000	
2.	15-08-2015	RS. 6,45,000	
3.	30-08-2015	RS. 10,40,000	
4.	WITHIN 7 DAYS COMPLETING RCC STRUCTURE	RS. 10,40,000	
5.	WITHIN 7 DAYS COMPLETING BRICK WORK	RS. 6,00,000	
6.	INTERNAL PLASTERING		
7.	WITHIN 7 DAYS COMPLETING FLOORING	RS. 5,50,000	
8.	BATHROOM TILES, DOORS, WINDOWS		
9.	ON COMPLETION	RS. 2,00,000	
10.			
Payment Scheme	☒ Housing Loan ☐ Installment Scheme		
Remarks	DELUX VILLA, REGISTRATION, VAT, S TAX, STAMP DUTY EXTRA. STAIR CASE CHARGES (RS. 1,50,000) INCLUDES 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: 30-06-2015

Place: HYDERABAD

Booked by:

Gopal Reddy

Signature of Purchaser: [Signature]

For Modi Properties & Investments Pvt. Ltd.

Signature: [Signature]

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/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	PATHURI SRAVAN KUMAR.	Date of Birth	10-08-1973
Spouse Name	PATHURI CHAITANYA	Date of Birth	06-06-1981
Spouse Company	HOUSE WIFE	Spouse designation	-
Wedding anniversary	07-12-2000	Date of completion	
Project	VSC	Flat/Bungalow No.	13
Constructed area in sft	1849	Total land area in Sq. yds.	173
Booking taken by	GOPAL REDDY	Booking amount received on	06-07-2015
Booking Amount	RS. 25,000/-	Cheque No. / Cash	937341
Booking form no.	1204	Booking form date	
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			RS. 50,47,000
Net sale consideration (after discount - before on time payment discount)			RS. 43,00,000
Discount in Rs. Per sft	RS. 404	Discount in Rs.	RS. 7,47,000
On time payment discount in Rs. Per sft	-	On time payment discount in rupees	-
HL required	YES	Preferred bank	
Type	☐ Semi-deluxe ☒ Deluxe ☐ Luxury		
Registration charges	☒ Paid by Buyer ☐ paid by Builder		
VAT	☒ Paid by Buyer ☐ paid by Builder		
Service tax	☒ Paid by Buyer ☐ paid by Builder		
False ceiling	☐ Provide free of cost ☐ do not provide		
Modular kitchen	☐ Do not provide ☐ Provide free of cost (☐ conditional ☐ unconditional)		
Special request - by separate letter or note	☐ Relaxation in payment ☒ 1st 8thd Installment ☐ Additions and alterations - Free of cost ☐ Additions and alterations - At extra cost ☐ Company loan to be provided ☐ Other :		
Booking form	☒ Signed ☐ Will be signed on : ☐ Scanned and sent to customer for signature ☐ Other :		
Land area	☐ No corrections or adjustments required ☐ Adjusted land area considered above ☐ Sale deed as per adjusted land area ☐ Sale deed as per total area		
Remarks	DELUX VILLA, REGISTRATION, VAT, S. TAX, STAMP DUTY EXTRA STAIR CASE EXPENDITURE (RS. 1,50,000) INCLUDED IN TOTAL SALE CONSIDERATION		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: GOPAL REDDY	Name: PATHURI SRAVAN KUMAR	Name: Swathi	Name:
Sign:	Sign:	Sign:	Sign:
Date: 6/7/15	Date: 6/7/15	Date: 6/7/15	Date: 10 JUL 2015

APPROVED BY

MANAGING DIRECTOR

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall be sent to respective accountant at the time of booking or blocking a flat/villa. 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	☒ Yes ☐ No
Vendor	Mehta & Modi Homes	☒ Yes ☐ No
Plot no.	13	☒ Yes ☐ No
Land area (sq. yds.)	173	☒ Yes ☐ No
Built-up-area (sft)	1849	☒ Yes ☐ No
Car Parking No		☐ Yes ☐ No
Scooter Parking No		☐ Yes ☐ No
Type	☐ Standard ☐ Semi ☒ Deluxe	☒ Yes ☐ No
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No
Schedule of flat / plot	Check with booking form.	☒ Yes ☐ No
Boundaries: North	Plot No. 12	☐ Yes ☐ No
South	Plot No. 14	☒ Yes ☐ No
East	Plot No. 23	☒ Yes ☐ No
West	30" wide road	☒ Yes ☐ No
Total sale Consideration	43,00,000/-	☒ Yes ☐ No
PPT No.	230	N A
Discount (in Rs. per sft.)	404/-	N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)	404/-	
Sale consideration calculation	Check booking form with price list	☐ Yes ☐ No
Sale Deed value	32,75,000/-	☒ Yes ☐ No
Land Value		☐ Yes ☐ No
Construction contract value	10,75,000/-	☒ Yes ☐ No
Agr. for Development charges value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.07.2016	☒ Yes ☐ No
Remarks	Sir, 1st Installment of Rs 200,000/- not collected	
Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):
Sign: <i>Venkatramana Reddy</i>	Sign: <i>K. Krishna Prasad</i>	Sign: <i>Accountant</i>
Date: 15/7/15	Date: 15/7/15	Date: 15/7/15
Approved by(MD):		
Sign:		
Date:		

APPROVED BY
15 JUL 2015
SOHAM MODI
MANAGING DIRECTOR