

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.	14	☒ 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. 13	☒ Yes ☐ No
South	Plot No. 15	☒ Yes ☐ No
East	Plot No. 24	☒ Yes ☐ No
West	30" wide road	☒ Yes ☐ No
Total sale Consideration	45,00,000/-	☒ Yes ☐ 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	☐ Yes ☐ No
Sale Deed value	33,75,000/-	☒ Yes ☐ No
Land Value		☐ Yes ☐ No
Construction contract value	11,25,000/-	☒ Yes ☐ No
Agr. for Development charges value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.03.2016	☒ Yes ☐ 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: 15/7/15	Date: 15/7/15

APPROVED BY
17 JUL 2015
SOHAM MODI
MANAGING DIRECTOR

Booking declaration form

Name of customer	UPPUNAGA VENKATA NARASIMHA	Date of Birth	16-04-1989
Spouse Name	UPPU MAHALAKSHMI	Date of Birth	21-08-1990
Spouse Company	SRI CHATANYA 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	☐ 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 ☐ 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 15 RS. 43,00,000/-, ENHANCED ☐ Sale deed as per adjusted land area RS. 2,00,000 EXTRA, DEDUCTING TAX ☐ 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: ROKUMAR	Name: S. Swathi	Name:
Sign:	Sign:	Sign:	Sign:
Date: 9/7/15	Date: 9/7/15	Date:	Date: 15 JUL 2015

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 not 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.

APPROVED BY

MANAGING DIRECTOR
 15 JUL 2015

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, PT INDUSTRIES LTD		
Phone :	Office 040-66515478	Home 040-27802666	
	Mobile 9440143243	Email narasimbhagish@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.	WITH IN 7 DAYS COMPLETING BRICK STRUCTURE		RS. 9,70,000
5.	WITH IN 7 DAYS COMPLETING BRICKWORK & INTERIOR PLASTERING		RS. 6,45,000
6.	WITH IN 7 DAYS COMPLETING FLOORING, BATHROOMS		RS. 6,45,000
7.	TILES, DOORS & WINDOWS		
8.			
9.	ON COMPLETION - 31.03.2016		RS. 2,00,000
10.			
Payment Scheme	☒ Housing Loan ☐ Installment Scheme		
Remarks	REGISTRATION, VAT, S TAX & 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.N. [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.