

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.
5-4-187/384, II Floor, M. G. Road
Secunderabad - 500 003.
Phone: +91-40-66335551
Fax: +91-40-27544058
Email: info@modiproperties.com

BOOKING FORM

No. **1210**

Name of the Purchaser :	MATHEW NINAN		
Name of father / spouse :	SUNU MATHEW NINAN	Age	54
Address :	FLAT-2 D. ABAD SILVER CREST JAWAHAR NAGAR, KADAVANTHRA. P.O CHOCHIN - 682020		
Occupation :	BUSINESS		
Phone :	Office 9535583644	Home 8985970663	
	Mobile 09147124996	Email dmjiv@gmail.com	
Plot No.	30	Plot Area 173	Sq. yds. Built-up Area 1849 Sft.
Total Sale Consideration :	Rs. 43,80,000		
(in words)	Rupees FORTY THREE LAKHS EIGHTY THOUSAND ONE		
Payment Terms	Booking Amount Rs. 25,000	Receipt No. & Date	2713 01-09-20
Installment No.	Due Date	Amount	
1.	01-09-2015	RS. 2,00,000	
2.	25-12-2015	RS. 20,77,500	
3.	25-01-2016	RS. 20,77,500	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
Payment Scheme	☐ Housing Loan ☒ Installment Scheme		
Remarks	DELUX SPECIFICATIONS MATERIAL WILL BE PROVIDE BY THE CUSTOMER. AMOUNT FOR THE MATERIAL CAN BE ADJUSTED IN FINAL PAYMENT, REGISTRATION, VAT, S. TAX & STAMP DUTY EXTRA		
	PPT No.	233	

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

Date: 01-09-2015

Place: HYDERABAD

Booked by:

SATISH KUMAR

Signature of Purchaser: *Mathew Ninan*

For Modi Properties & Investments Pvt. Ltd.

Signature: *Raj Kumar*

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

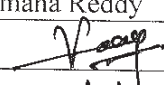
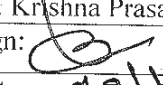
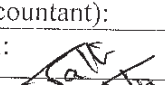
Name of customer	MATHEW NINAN	Date of Birth	09-06-1961
Spouse Name	SUNU MATHEW NINAN	Date of Birth	02-02-1968
Spouse Company	-	Spouse designation	-
Wedding anniversary	1-7-1989	Date of completion	-
Project	VSC	Flat/Bungalow No.	30
Constructed area in sft	1849	Total land area in Sq. yds.	173
Booking taken by	SATISH	Booking amount received on	01-09-2015
Booking Amount	25,000	Cheque No. / Cash	084662
Booking form no.	1209	Booking form date	01-09-2015
PPT No.	233	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	-
HIL required	No	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 for 1st and 2nd 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 SPECIFICATION MATERIAL PROVIDED BY CUSTOMER, AMOUNT FOR THE SAME WILL BE ADJUSTED IN FINAL PAYMENT AS PER (RATE) DECIDED BY THE COMPANY		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: SATISH KUMAR	Name: R. K. KUMAR	Name: Swathi	Name:
Sign:	Sign:	Sign:	Sign:
Date: 01/09/2015	Date: 1/9/15	Date: 1/9/15	Date: 02 SEP 2015

APPROVED BY
SOHAM MOGI
MANAGING DIRECTOR

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants 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, 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	(Land) Mehta & Modi Homes	☒ Yes ☐ No	
Plot no.	30	☒ 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. 29	☒ Yes ☐ No	
South	Plot No. 31	☒ Yes ☐ No	
East	Plot No. 38	☒ Yes ☐ No	
West	30" wide road	☒ Yes ☐ No	
Total sale Consideration	43,80,000/-	☒ Yes ☐ No	
PPT No.	283	N A	
Discount (in Rs. per sft.)	36/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	36/-		
Sale consideration calculation	Check booking form with price list	☐ Yes ☐ No	
Sale Deed value	32,85,000/-	☒ Yes ☐ No	
Land Value		☐ Yes ☐ No	
Construction contract value	10,95,000/-	☒ Yes ☐ No	
Agr. for Development charges value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	25.01.2016	☒ Yes ☐ No	
Remarks			
Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by(MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 28/9/15	Date: 28/9/15	Date: 28/9/15	Date: