

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. **1208**

Name of the Purchaser :	SWAPNA NIDUGURTHI & RAKESH NASALWAI				
Name of father / spouse :	RAKESH NASALWAI		Age	28	
Address :	10-1-109/1, PLOT NO. 26, PRATIBHA NIVAS TRIMURTHI NIVAS COLONY, SAROORNAGAR, HYDERABAD - 500035				
Occupation :	BANKER				
Phone :	Office		Home	8861035330	
	Mobile	9959958322	Email	sopprudu@gmail.com	
Plot No.	33	Plot Area	173	Sq. yds.	Built-up Area 1849 Sft.
Total Sale Consideration :	Rs. 50,47,000/-				
(in words)	Rupees FIFTY LAKHS FORTY SEVEN THOUSAND -				
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt No. & Date	2711 26.7.2015	
Installment No.	Due Date	Amount			
1.	27.7.2015	RS. 3,00,000			
2.	27.8.2015	RS. 7,57,000			
3.	15.9.2015	RS. 30,70,000			
4.	ON COMPLETION FLOORING,	RS. 7,95,000			
5.	DOORS, WINDOWS, BATHROOM				
6.	TILES, & 1 COAT OF PAINTING				
7.	ON COMPLETION	RS. 2,00,000			
8.					
9.					
10.					
Payment Scheme	☒ Housing Loan ☐ Installment Scheme				
Remarks	REGISTRATION, VAT, S. TAX & STAMP DUTY EXTRA, DELUX VILLA, ACTUAL SALE CONSIDERATION - RS. 43,80,000, ENHANCED RS. 6.67,000				
	PPT No.	231			

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

Date: **26.07.2015**
Place: **HYDERABAD**
Booked by: **SUNITHA**

Signature of Purchaser:
For Modi Properties & Investments Pvt. Ltd.
Signature:
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	SWAPNA MIDUGURTHI	Date of Birth	30.7.1986
Spouse Name	RAKESH NASALWAT	Date of Birth	14.9.1984
Spouse Company	IBM	Spouse designation	SOFTWARE ENGINEER
Wedding anniversary	24-04-2012	Date of completion	31.12.2015
Project	VSC	Flat/Bungalow No.	33
Constructed area in sft	1849	Total land area in Sq. yds.	173
Booking taken by	SUNITHA	Booking amount received on	27-07-2015
Booking Amount	RS. 25,000/-	Cheque No. / Cash	
Booking form no.	1208	Booking form date	26.7.2015
PPT No.	231	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	-
HL required		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 ☐ Sale deed as per adjusted land area ☐ Sale deed as per total area		
Remarks	DELUX VILLA, REGISTRATION, VAT, S.TAX & STAMP DUTY EXTRA ACTUAL SALE CONSIDERATION 43.80 LAKHS, ENHANCED 6.67 LAKHS for additional HL		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: SUNITHA	Name: RAKHUMBAR	Name:	Name:
Sign:	Sign:	Sign:	Sign:
Date: 26/7/15	Date: 26/7/15	Date:	Date:

APPROVED BY

 MANAGING DIRECTOR
 26/7/2015

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountant's 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. 4. Relaxation in payment, providing modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/review.

SALE DEED AUTHORIZATION FORM

Prpject	M/s. MEHTA & MODI HOMES-OWNERS SHARE SANDEEP SHAH		
Buyer Name	MRS. SWAPNA N. & OTHERS		
Flat / Bungalow No.	33	Area	173
Land Area	1849.00		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	50,47,000
B	Stamp duty & registration charges	1,60,300
C	Service Tax @ 5.6% on CA	1,37,032
D	VAT @ 1.25% on Sale Consideration	63,088
E	Total Taxes (B + C + D)	3,60,420
F	Interest agreed to be paid	-
G	Other charges / extra spectes charges	-
H	Total amount payable (A+E+F+G)	54,07,420
I	Total Amount Paid	5,75,000
J	Balance Amount Payable (H-I)	48,32,420

K	Amout for Sale Deed	26,00,000
L	amount for Construction Contact	24,47,000
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	42,30,000
O	Margin Monety (A-N)	8,17,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:	
	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
Deails of 1st Installment	HDFC			26,00,000

Final Disbursement

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		26,00,000	Not required ☒ Collect cq.at the time of registration
Balance Margin Money (O-I)		2,42,000	Security cq.received ☒ Not required ☐ Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received ☒ Not required ☐ Collect cq.at the time of registration
Total Taxes Amount (E)		3,60,420	☒ Paid ☐ Through HL Security cq.received ☐ Collect cq.at the time of registration

Remarks:

361/- per sft discount not deducted from sale agreement @ Rs.6,67,000/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	23/11/15	23/11/15	23/11/15

