

Silver Oak Bungalows

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

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Flat History Document

Block No **B**

Flat No **243**

CIS No **0**

Buyer Name And Address	
Mr. Prakash	
110, Bradwell Court, Sanjose, CA 95138, USA.	
Phone :	(M) 0014089039456 email:prakashkanakia@yahoo.com
Occupation :	NRI
Flat Owner :	Mehta and Modi Homes

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	308	04-10-06	Jagdish	Yes	No	No	QIS	Car

HL Req	HL Sanctioned	HL Release	HL Balance	From	Sale Completed
No	0	0	0	B O A	No

NOC / OCR	Doc Complete	Reg Done	Agr Executed	Agr Date	Flat Type
No	No	Yes	No	09-02-2013	Semi-Deluxe

Sale Amount	Other Amount	Total Amount	Total Receipts	Balance
3820000	214412	4034412	4034412	0

Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts
3812799.00	616000.00	1287399.00	0.00

VAT, Reg Charges	Oth Non Taxable Rcpts	Excess / Check
134760.00	86853.00	0.00

VAT Return Month	VAT Return Year	VAT Paid	VAT Cheque No	VAT Cheque Date
12	2009	38200.00	712789	21.12.09

Sale Deed Date	Date Of Possession	Maintenance From	Booking after OC	OC Date
12-03-2009	01-01-1601	1 0	Yes	01-01-1601

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Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
04-10-2006	Booking Amount	225,000	Wire transfer	Yes
04-12-2006	2nd Installment	1,337,000		Yes
21-12-2007	1st Slab	573,000		Yes
07-01-2008	2nd Slab	573,000		Yes
07-03-2008	Brick Work	573,000		Yes
07-05-2008	Comp. of Construction	539,000		Yes

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Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
01-10-2007	Vat	38,200		No
01-10-2007	Service Tax	78,692		No
19-01-2009	Electricity Charges	331		No
19-02-2009	Electricity Charges	167		No
19-03-2009	Electricity Charges	165		No
18-04-2009	Documentation Charges	2,000		No
18-04-2009	Miscellaneous Expenses	2,000		No
18-04-2009	Registration Charges	92,560		No
20-04-2009	Electricity Charges	165		No
22-05-2009	Electricity Charges	165		No
18-06-2009	Electricity Charges	105		No
16-07-2009	Electricity Charges	165		No
15-08-2009	Electricity charges	165		No
19-09-2009	Electricity charges	165		No
24-10-2009	Electricity charges	165		No
14-11-2009	Electricity charges	165		No

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12-12-2009	Electricity charges	168	No
16-01-2010	Electricity charges	165	No
15-02-2010	Electricity charges	165	No
13-03-2010	Electricity charges	165	No
21-12-2010	Electricity Bill	3,082	Yes
21-12-2010	Electricity Bill	183	Yes
02-03-2012	Electricity bill upto Feb 12	2,310	No
26-02-2014	Waive off by M.D.sir on 26.02.14	-7,201	No

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Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
04-10-2006	Rec No : - / Payment received	225,000	wire transfer	Yes
25-01-2007	Rec No : 2302 / payment received	2,500,000	wire transfer	Yes
25-10-2008	Rec No : 2265 / Payment Received	522,578	Wire Trf	Yes
18-02-2009	Rec No : 2609 / Payment Received	689,644	611735	Yes
14-03-2009	Rec No : 2791 / Payment Received	97,190	184601	Yes

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Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
05-10-2006	1. Booked under PPT 213. 2. Discount Rs.1 lac. 3. Vat, Service-tax & Registration as applicable.	0	Jagdish	Yes
28-11-2006	Call Prakash Kanakia for the reasons. Waiting for agreement.	0	Anand Mehta	Yes
29-11-2006	Courier of agreement copies have to be sent to the customer for the releases of 13 lacs.	0	Anand Mehta	Yes
18-12-2006	Contact after 26th December. Arranging for some funds by that time.	0	Anand Mehta	Yes
15-07-2007	Agreement of Sale to be sent to the customer for execution E-Mail ID prakashkanakia@yahoo.com Peterson to followup	0	Anand Mehta	Yes
05-09-2007	Call the banker and customer to find the status of loan if transaction not completed by 07.09.07 then we would cancel the booking documents should be given as per requirement from our side.	0	Anand Mehta	Yes
12-09-2007	Amount is pending since 3 months now followup for his loan if not cancel booking	0	Anand Mehta	Yes
07-01-2008	Customer is coming to Hyderabad in Feb 2009 he will release the account part as well as register the property	0	RaghuVeer	Yes
07-01-2008	Ground floor slab done send reminder letter if amount balance email the customer to prakashkanakia@yahoo.com	0	Anand Mehta	Yes
19-01-2008	1st floor slab casted. Followup for payments. Raghu to followup send. Photographs through mail.	0	Anand Mehta	Yes
08-04-2008	BrickWork & Plastering Completed . Send Reminder Notice. Ask Raghuveer to follow up for payments	0	Anand	Yes
26-04-2008	Collect document after 14th and mail him his schedule of payment and possession time. Note: Email him the schedule of completion and due date of payment	0	Anand	Yes
01-08-2008	Asked to e-mail sale amount, amount paid and balance @ prakashkanakia@yahoo.com	0	Narasimham	Yes
04-08-2008	Customer e-mailed informing payment of Rs.5.73 lakhs.	0	Narasimham	Yes
12-08-2008	Customer informed that he will make payment in a week	0	AVL.Narsimham	Yes
24-09-2008	Contact in first week of Oct Reminder me I will speak to my Uncle	0	Anand	Yes
04-02-2009	Coming from US on 15th Feb complete all the works including lawns, pavers, cleaning railing, windows grills which are pending. Note : Do not delay for the work take approval from Soham Bhai	0	Anand Mehta	Yes
07-02-2009	Registration has to be done ask date for registration and give account Phone No.09967939913	0	Anand Mehta	Yes
08-02-2009	Customer visiting Hyderabad on 15th Feb Email him for an appointment and take him to the site prepare account	0	Anand Mehta	Yes

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	statement, Interest Statement make sure bungalow is ready by 11th or 12th Feb			
10-02-2009	Customer coming on 15.02.09 to Register/take possession and clear balance	0	Narasimham	Yes
13-02-2009	Ask Ranjit and ramesh for the status of work. You can also check personally all the points discussed personally on site. Note : Reply to Mr.Prakash the date he can visit	0	Anand Mehta	Yes
07-03-2009	Cheque of Registration Charges received informed customer about registration on 12.03.09	0	Narasimham	Yes
06-01-2014	Customer local representative details.	0	k.p	Yes
	Mr. Manish contact no. 9849376674			

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