PURCHASE DIVISION

Advice for approval for credit to supplier

Date:	14/12/22	Prepared by	Gaurav	Serial no.	
Supplier name	VARMA MEDIA			HO inward no.	
Firm/Company	MODI REALTY	Project: Pehalwan	NGH	HO received date	
PO/WO date	16/11/22	PO/WO No.	94065	Scan ID.	

Sl no.	Bill no.	Bill date	Bill amount	Original attached
1.	2465	19/11/22	10,206/-	☐ Yes ☐ No
2.				☐ Yes ☐ No
3.				☐ Yes ☐ No
4.				☐ Yes ☐ No

Amount A – Bills total (Excluding Transport & Hamali Charges):	
Proof of delivery by way of: ☐ DC/bill ☐ Steel report ☐ RMC pour report ☐ Solid block report ☐ Installation report	

MRN nos.:	115006	Proof of delivery matches MRN	☐ Yes ☐ No

Amount B – Other Credits : Transportation charges	
Amount C – Other Debits :	
Amount D (D=A+B-C) – Amount to be credited to the supplier:	10,206/-
Amount E – PO / WO value	10,206/-
Amount F – Difference (A – E):	
Quantity received as per PO/WO	☐ Yes ☐ Excess received ☐ Short received ☐ Part received
Close PO / WO	☐ Yes ☐ No – wait for balance material ☐ Other
Payment – due date	19/12/22
Remarks:	

Approved by	Purchase Officer	Purchase Manager	M D	Accountant	Accounts Manager
Name:	Gaurav				
Sign:	[signature]	[signature] APPROVED BY 14 DEC 202			
Date	14/12/22				
Approval limit	Upto 20k	Above 20k	Above 100k	Upto 20k	Above 20k

Notes: 1. In case amount to be credited to supplier and the bills total does not match, accountants to prepare JV for debit or credit. 2. This set should only have 5 documents i.e., advice to credit to supplier, original bill, proof of delivery, original purchase order with barcode, original requisition. 3. Do not attach additional documents like weighment slips, RMC batch reports, duplicate documents, Proxy bills, test reports, etc. 4. In Amount A, exclude transport, Hamali charges, etc., and instead include in Amount B. 5. This report must reach HO within one working day of approval by purchase officer/purchase manager.

VARNAMEDIA

VARNA MEDIA

7-1-644/2/1/F, Flat No. 101,
Veera Palace, Sundar Nagar, ESI,
Hyd - 500 038,Tele : 040-3558 7688,
Email : info@varnamedia.com
GST: 36ALPPK8881P1ZW

To,
M/s. Modi Realty Pocharam LLP.,
Secunderabad, Telangana.
GSTIN : 36ABIFM1836H1Z7

Invoice No. **2465**
Date : 19.11.2022

INVOICE

S.No.	Particulars	Size			Rate	Amount (Rs.)
		W X	H	S.Cm		
	Being Charges for Advertisement Publication in					
1	Publication : **Times of India**	3	12	36	300.00	10800.00
	Edition : Hyderabad					
	Page : Times Property Page					
	NatureofAd : NGH & GHT - Classified Display Ad					
	Hue : Colour					
	Scheme : 5+3 Scheme					
*	Pub Dt. 1 : **19.11.2022 (Saturday)**					
	References :					
	SAC CODE : 9983	Total				10800.00
	PO. No. : 94065, 16.11.2022, 4th Insertion	Discount 10%				1080.00
		After Discount				9720.00
		CGST 2.5%				243.00
	Amount in Words : Ten thousand two hundred and six only	SGST 2.5%				243.00
		NET PAYABLE AMOUNT				**10,206**

PAN No. : ALPPK8881P **GST : 36ALPPK8881P1ZW**

T&C Standard Any Discrepencies should be brought to notice within 6 working days, after which the complaint is not entertained.

Payment Payments should be made payable to "VARNA MEDIA"
A/c: 3337000600015701 IFSC: KARB0000333 Bank: Karnakata Bank, Umanagar Br.
Pymt. Delay Penal Interest @ 24% chargeable for payment delays
Subject to Hyderabad Jurisdiction

Thanking you,
for **VARNA MEDIA**

VARNA MEDIA HYDERABAD

Authorized Signatory

Release Order

 16-11-2022 15:06:06

94065
15.11.22 1:41:01

From Company :	**Modi Realty Pocharam LLP** 5-4-183/3&4, II nd Floor, Soham Mansion, MG Road, Secunderab G S T No. : 36ABIFM1836H1Z7

Supplier Details			
Varnamedia #7-1-644/2/1/F, F.No.101, Veera Palace, Sundar Nagar, Erragada, Hyderbad, Hyd-38.	**Doc No**	94065	167336
	Doc Date	16-11-2022	
	Quote No		
GSTIN - 6636-0280	**Quote Date**	16-11-2022	
6636-0280 98484-57424/9248075852	**SupplyType**	Supply	

Kind Attn : Mr. Balakrishna Reddy/ Mr Vinay

Release Order for the Supply of following Items.

	Item Name	Qty	Rate	Dis%	IGST	Amount
1	866400 - PROM-Promotions - Design Charges -Classified Display ad-Single Colu - - - Nos *NGH & GHT ad in TOI Hyd on 19-11-2022*	1.00	9,720.00	0.00	5.00	10,206.00
					Total Order Value . . .	**10,206.00**
Rupees : Ten Thousand Two Hundred Six Only.						

Terms and Conditions :-

Specification / Brand	NGH & GHT ad in TOI Hyd on 19-11-2022
Payment Terms	After Delivery & Production of bill
Tax	Inclusive of all taxes
Delivery Date	19-11-2022
Delivery Location	Nilgiri Heights pocharam Phone. .9849497484
Penality For Delay	Nil
Transportation Cost	Nil
Warranty	Nil
Advance Paid	Nil
Other Terms	We reserve the right to reject items not conforming to quality and specifications.
Completion Date	19-11-2022
Measurment	NA
Security	.
Remarks	Nil

For *Modi Realty Pocharam LLP*

Authorised Signatory

Accepted the above Terms And Conditions

For *Varnamedia*

and how is from FAR?

ce between Floor Space Index Area Ratio (FAR)

f the piece of land built.

of all floors of the area x 100.

R:
of all floors of the area."

SI and what fac- it?
d by the local mu- ies (each respon- n their respective jurisdiction) of the state government. Various factors determine or influence the FSI of the area.

"The major factors influencing FSI norms include the density of population in a given city/location, the availability of open spaces, and the environmental impact of the project to name a few. At times, the location of the project i.e. if a project is near the airport, then the FSI limits could be different from the other areas in the city," adds Prashant Thakur, senior director and head of research, Anarock Group.

Some other common factors include the size of the plot, the width of the adjacent road, availability of power, sewer lines, and water, and also the building type – residential, commercial, religious, and institutional.

Other influencing factors for FSI as shared by Ramaiah are:

- Transfer Development Rights (TDR);
- Additional FSI;
- Premium FSI;
- Transit Oriented Development (TOD) influence zones;
- Redevelopment projects.

Why is FSI important?

The FSI or FAR are both important factors in deciding the worth of the land. To explain the importance of it for the developers, Ramaiah shares, "FAR helps know the parameters of a plot such as the size and width, thus stating the amount of land that can be utilised. When FAR increases, the chances of getting better utilisation, housing stock, and space goes up. Ideally, when a builder is able to make the most of a plot and build more, the property prices are expected to be reasonable"

On the other hand, the increased FSI is helpful to homebuyers. "Increased FSI brings in more housing stock that is relatively affordable for discerning buyers, restricts the spatial expansion of the city, eventually reducing the homeowner's commute time. In a major disadvantage, the increase in the FSI does put an extra burden on the city's infrastructure and public systems in the concerned area," shares Thakur.

In simple words, higher FSI or FAR means that developers can undertake higher vertical growth; invariably increasing the housing stock and the number of people staying in an area.

AL ESTATE

CONSUMER CONNECT INITIATIVE

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derabad due to connectivity

ompanies, connectivity is ich is attracting buyers to es Tellapur an ideal desti- als.
to the Hyderabad Central ialised zone of BHEL is lo- at a distance of 4km. The y Nursery is essentially a ation program carried out ad Municipal Corporation popular landmarks of Tel- main Tellapur road," says te agent.
Tellapur is the Outer Ring Road (ORR), which helps in easy commute to various other parts of the city. The distance to the Rajiv Gandhi International Airport from Tellapur is nearly 40 km and can be quickly covered using the ORR.

SOCIAL AMENITIES

Some major landmarks close to Tellapur are GHMC Urban Forestry Nursery, Manthan International School and the Tellapur Lake. There are many schools such as Futuristic School, Samashti International School etc, hospitals, super markets, grocery shops, restaurants and banks in the locality. "Most of the people living here are end users. Nallagandla is a ten-minute drive where one can shop for daily items and the roads are well laid out," says Jadhav Dev, a real estate agent in Tellapur.

The first integrated township project, taken up jointly by Tellapur Techno-City Project Limited (TTPL) and Hyderabad Metropolitan Development Authority (HMDA) is developed over 100 acres. As the township is near the financial district and the new IT corridor, a significant demand is expected in real estate sector. Smooth connectivity and availability of basic amenities are some of the key features of Tellapur.

— *(For any comments on the story please write to dipal.gala@timesgroup.com)*