

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. **1172**

Name of the Purchaser :	MS. PREM LATA TRIPATHI / YOGESH KUMAR		
Name of father / spouse :	M. MOHAN LAL	Age	36 YEARS (11-)
Address :	8-30/K/37, HEMU NPSR, EDIALAH NPSR, BODUPPAI -		
Occupation :	TEACHER DPS / BUSINESS.		
Phone :	Office	Home	8885638328
	Mobile	Email	PremLataTripathi@yahoo.com
Plot No.	29	Plot Area	1849 Sq. yds. Built-up Area (1835) Sft.
Total Sale Consideration :	Rs. 1000000 SIX LAKHS ONLY. 1849.		
(in words)	Rupees 46,00000/-		
Payment Terms	Booking Amount	Rs. 25000/-	Receipt No. & Date :
Installment No.	Due Date	Amount	
1.	02-02-15	200,000/-	
2.	14-02-15	4,25,000/-	
3.	05-03-15	400,000/-	
4.	20-03-15	1000000/-	
5.	20-04-15	15,00000/-	
6.	05-05-15	8,50,000/-	
7.	ON COMPLETION	200,000/-	
8.			
9.			
10.			
Payment Scheme	☐ Housing Loan ☒ Installment Scheme		
Remarks	1) RESIGNATION + SERVICE TAX + VAT AS APPLICABLE 2) NO FREE SOIBR NOT APPLICABLE		
	PPT No.	136	

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

Date: **16-01-2015**

Place: **SECUNDERABAD**

Booked by: **PROVEEN PATEL**

Signature of Purchaser: *[Signature]*

For Modi Properties & Investments Pvt. Ltd.

Signature: *[Signature]*

Name: **PROVEEN PATEL**

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	MS. PREM LATA TIPTATHI	Date of Birth	11-10-80
Spouse Name	MR. YDSESH KUMAR.	Date of Birth	23-04-79
Spouse Company	YDSESH INFOLINE.	Spouse designation	MANAGING PARTNER.
Wedding anniversary	2ND APRIL.	Date of completion	APRIL 2015.
Project	VSC	Flat/Bungalow No.	29.
Constructed area in sft	1849/-	Total land area in Sq. yds.	173/-
Booking taken by	PRATEEN PATHAK.	Booking amount received on	16-02-15.
Booking Amount	25,000/-	Cheque No. / Cash	000004 (BANK OF BI)
Booking form no.	1172.	Booking form date	16-02-15.
PPT No.	136	PPT base price (Rs. Per sft)	1899/-
List price (without extra land) - A	35,11,250/-	Land rate	12,11,000/-
Additional land area (adjusted) - C	—	Discounted land rate applied - D	—
Additional land charges - B = C x D	—	—	—
Total list price - A+B	50,42,000/-	— (RS. 1,20,000 ADV LOIAR)	—
Net sale consideration (after discount - before on time payment discount)	—	—	46,00,000/-
Discount in Rs. Per sft	176/-	Discount in Rs.	3,27,000/-
On time payment discount in Rs. Per sft	—	On time payment discount in rupees	—
HL required	YES	Preferred bank	SBH.
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	① SOLAR POWER NOT FREE, AMOUNT OF RS. 120,000, DEDUCTED FROM THE TOTAL AMOUNT.		

Sales Executive	Sales Manager	Project Accountant	M.D.
Name:	Name: [Signature]	Name: [Signature]	Name: [Signature]
Sign:	Sign: [Signature]	Sign: [Signature]	Sign: [Signature]
Date:	Date: [Signature]	Date: 21/1/15	Date: [Signature]

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 must be sent to respective accountant at the time of booking or blocking a flat/villa. 4. Relaxation in payment, provided

APPROVED BY
 1 JAN 2015
 [Signature]
 MANAGING DIRECTOR

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.	29	☒ 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	Park	☒ Yes ☐ No	
South	Plot No. 30	☒ Yes ☐ No	
East	Plot No. 37	☒ Yes ☐ No	
West	30" wide road	☒ Yes ☐ No	
Total sale Consideration	46,00,000/-	☒ Yes ☐ No	
PPT No.		N A	
Discount (in Rs. per sft.)	Rs. 176/- Per sft	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	Rs. 3,27,000/-		
Sale consideration calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	34,50,000/-	☒ Yes ☐ No	
Land Value		☒ Yes ☐ No	
Construction contract value	11,50,000/-	☒ Yes ☐ No	
Agr. for Development charges value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	31,05,2015	☒ Yes ☐ No	
Remarks			
Prepared by Venkatramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by(MD):
Sign: <i>Venkatramana Reddy</i>	Sign: <i>K. Krishna Prasad</i>	Sign: <i>Haranya</i>	Sign: <i>[Signature]</i>
Date: 14/2/15	Date: 14/2/15	Date: 14/2/15	Date: 14/2/15

APPROVED BY
14 FEB 2015
SOHAM MODI
MANAGING DIRECTOR