

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	SILVER OAK REALTY <i>villas</i>	☒ Yes ☐ No
Vendor	SILVER OAK VILLAS LLP	☒ Yes ☐ No
Flat no.	10	☒ Yes ☐ No
Land area (sq. yds.)	197	☒ Yes ☐ No
Built-up-area (sft)	1100	☒ Yes ☐ No
Car Parking No		☐ Yes ☐ No
Type	☐ Semi-deluxe ☐ Deluxe <i>Type A 900 sq ft</i>	☐ Yes ☐ No
Buyers name, age, address, etc.	Check with the booking form	☐ Yes ☐ No
Schedule of flat	Check with the booking form	☒ Yes ☐ No
Boundaries: North	Open Area	☒ Yes ☐ No
South	plot no. 09	☒ Yes ☐ No
East	30' wide road	☒ Yes ☐ No
West	plot no. 01&02	☒ Yes ☐ No
Total sale Consideration (as per declaration form)	43,50,000	☒ Yes ☐ No
PPT No.	101	☐ Yes ☐ No
Sale Deed value	43,50,000	☒ Yes ☐ No
Construction contract value	Nil	☐ Yes ☐ No
Installments	Check with the booking form	☒ Yes ☐ No
Date of completion	31-12-2018	☒ Yes ☐ No
Remarks		
Prepared by	Checked by	Checked by
:	: K. Krishna Prasad	(Accountant):
Sign:	Sign:	Sign: <i>[Signature]</i>
Date:	Date:	Date: <i>14/8/18</i>
		Approved by (MD):
		Sign: <i>[Signature]</i>
		Date: <i>14 JUL 2017</i>

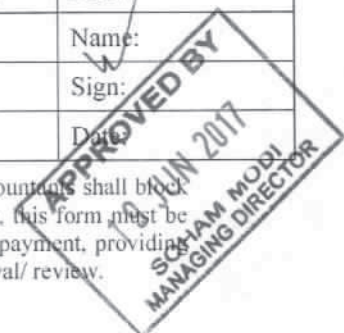
APPROVED BY
14 JUL 2017
SUTAW MOJI
MANAGING DIRECTOR

Booking declaration form

Name of customer	Mr. K. Ravi	Date of Birth	N/A
Spouse Name	Mr. Bala Narsimha	Date of Birth	N/A
Spouse Company	N/A	Spouse designation	N/A
Wedding anniversary	N/A	Date of completion	15 Months
Project	SOV	Flat/Bungalow No.	10
Constructed area in sft	1,100	Total land area in Sq. yds.	197
Booking taken by	B. Kishore	Booking amount received on	05-06-2017
Booking Amount	Rs. 25,000/-	Cheque No. / Cash	000117
Booking form no.	1013	Booking form date	11-06-2017
PPT No.	101	PPT base price (Rs. Per sft)	N/A
List price (without extra land) – A	Rs. 41 Lakhs	Land rate	Rs. 12,500/-
Additional land area (adjusted) – C	36 Square Yards ✓	Discounted land rate applied – D	N/A
Additional land charges - B = C x D	36 x 12,500 ✓		Rs. 4,50,000/- ✓
Total list price – A+B			Rs. 45,50,000/- ✓
Net sale consideration (after discount – before on time payment discount)			Rs. 43,50,000/- ✓
Discount in Rs. Per sft	N/A	Discount in Rs.	Rs. 2 lakhs ✓
On time payment discount in Rs. Per sft	N/A	On time payment discount in rupees	N/A
HL required	Yes	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)		
Details of special offer, if any:	Inaugural offer		
Remarks			
CIS no	84926	Source of Enquiry	walk-in
		First Contact type	walk-in

Sales Executive	Sales Manager	Project Accountant	M.D.
Name:	Name: Mr. Nagarjun	Name: Mrs. Nagamani	Name:
Sign:	Sign: <i>[Signature]</i>	Sign: <i>S. Nagamani</i>	Sign:
Date:	Date: 13/06/17	Date: 13/6/17	Date:

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, providing modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/ review.



BOOKING FORM

No. 1013

Name of Purchaser:	K. RAVI.		
Name of father/spouse:	K. BALA NARSIMHA.	Age	39.
Address:	H-No - 2-3-2/1A, Cherlapally, Hyderabad - 500051.		
Occupation:	Business.		
Phone	Office 9392496284	Home 9989396866	
	Mobile	Email	
Villa No.	10.	Villa Area 197 - Sq. yds.,	Built-up Area 1100 Sft.
Total Sale Consideration:	Rs. 43,50,000.		
(in words)	Rupees. Forty three lakhs fifty thousand.		
Type of Villa	☐ Deluxe ☐ Semi-deluxe ☐ 2 BHK ☐ 3 BHK ☐ 4 BHK ☐ 2 BHK + 2 BHK		
Payment Terms	Booking Amount	Rs. 25,000/-	Receipt no. & date: 1013 & 11/6/2017
Installment No.	Due Date	Amount	
1.	26/06/17	2,00,000/-	
2.	10/07/17	6,50,000/-	
3.	7 days completion of plot/bearing.	9,80,000/- 11/10/17	
4.	7 days completion of RCC structure.	9,80,000/- 11/10/17	
5.	7 days completion of Brickwork/plumbing.	6,57,500/- 11/11/17	
6.	Completion of flooring,		
7.	Bedroom Tiles, windows,		
8.	and first coat of paint -	6,57,500/- 11/07/18	
9.	ON completion	2,00,000/- 11/02/18	
10.			
Payment Scheme	☒ Housing Loan ☐ Installment Scheme		
Remarks	G.S.T, VAT, Service TAX, Stamp duty. & Registration charges extra.		
	500/- extra land on 161 sq. yds.	PPT No.	101.

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

ate: 11/6/2017. Signature of Purchaser: K. Ravi
Place: Cherlapally. 197 yds. For Modi Properties Pvt. Ltd.
Booked by: KRISHORE KUMAR. Signature: M. NAGARJUNA.
Name: M. NAGARJUNA.

SALE DEED AUTHORIZATION FORM

Project	M/S. SILVER OAK VILLAS LLP - SILVER OAK VILLAS		
Buyer Name	MR. K. RAVI		
Flat / Bungalow No.	10	Area	1100.00
Land Area	197.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	43,50,000
B	Add : Stamp duty & registration charges, Mutation exp	1,60,050
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	3,91,500
E	Total Taxes (B + C + D)	5,51,550
F	Total amount payable (A+E)	49,01,550
G	Total Amount Paid	45,91,976
H	Balance Amount Payable (F-G)	3,09,574

K	Sale Deed Value	21,75,000
L	Construction Contact value	21,75,000

		Total amount	Cheq. released	Chq. Ready
M	Housing Loan Sanctioned	25,00,000	22,80,000	2,20,000
N	Own contribution (including taxes)	24,01,550	23,11,976	89,574

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		-	Not required
			Collect cq. at the time of registration
Own contribution	Cq. No.	Amount	Security cq. received
		89,574	Not required
			Collect cq. at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq. received
		2,20,000	Not required
			Collect cq. at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

APPROVED BY
14 JUL 2019
SUTAM M. JUI
MANAGING DIRECTOR