

SALE DEED AUTHORIZATION FORM

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATES		
Buyer Name	MR. PALLAVIN		
Flat / Bungalow No.	22	Area	910.00
Land Area	125.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration		24,50,000
B	Add : Stamp duty & registration charges, Mutation exp		5,500
C	Add: Service Tax & VAT @ 4.5%		30,625
D	Add: GST @ 12%		1,10,250
E	Total Taxes (B + C + D)		1,46,375
F	Total amount payable (A+E)		25,96,375
G	Total Amount Paid		25,96,400
H	Balance Amount Payable (F-G)		(25)

K	Sale Deed Value		24,50,000
L	Construction Contact value		-

	Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-
N	Own contribution (including taxes)	25,96,375	25,96,400 (25)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		Amount	Security cq.received
		(25)	Not required
Balance HL Amount		Amount	Collect cq.at the time of registration
			Security cq.received
		-	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Prabhakar Reddy	CR Manager	Prabhakar Reddy
Sign	<i>(Signature)</i>	Accountant	<i>(Signature)</i>
Date	30/10/18		

APPROVED BY
30 OCT 2018
MANAGING DIRECTOR
SOHAN NATH

nAuthorization form for handing over the possession of Villa in 'Nilgiri Estate'

Villa No.	22
Name of Buyer	PALLAVI

A.	Total sale consideration.	Rs. 24,50,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer directly.
E.	Add: VAT	Rs. 30,625 ✓
F.	Add: Service Tax	Rs. 1,10,250 ✓
G.	Add : GST	Rs. 1,368 ✓
H.	Add: Extra Specs Charges	Rs. 7,600 ✓
I.	Add: Misc. Charges	Rs. 5,300 +390 +1,034+50,000 =56,724
J.	Less: Amount paid	Rs. 26,36,400 ✓
K.	Balance amount Due	Rs. 20,167 ✓
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 50,000
M	Maintenance charges due from	1 st December 2018..
N	Buyer Info database balance	Rs. 20,167 ✓
O	Tally balance	Rs. 20,167 ✓
P	Remarks:	
	Corpus fund Rs.30,000/-, 6 months advance maintenance charges @ Rs.1,500/- p.m & Membership fee Rs.50/-to be collected.	

Check List	Yes / No
1. Buyer has signed the Association Membership Form /paid fees	✓
2. No Due Certificate signed	✓
3. 6 PDC for Maintenance Charges collected from 1 st December 18	✓
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
5. Corpus fund collected.	✓
6. VAT / Service Tax charged on other amounts	✓

Authorized by:

K. Krishna Prasad
 K. Krishna Prasad
 Date: 5/11/19
 Accountant
 Date: 5/11/19

Samba Siva Rao
 Samba Siva Rao
 Date: 6/11/19

APPROVED FOR REGISTRATION
 1 NOV 2019
 SOHAM MODI
 MANAGING DIRECTOR
 Managing Partner:
 Soham Modi
 Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.
 2. Give a copy of Owners Association rule to the buyer.
 3. Mention details of eligibility of special offers in remarks column.