

SALE DEED AUTHORIZATION FORM

Project	M/S.NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	MR. PRIYANKA KOSE		
Flat / Bungalow No.	47	Area	1205.00
Land Area	175.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	32,50,000
B	Add : Stamp duty & registration charges, Mutation exp	2,00,300
C	Add: Service Tax and VAT @ 1.25	40,625
D	Add: ST @ 4.5%	1,46,250
E	Total Taxes (B + C + D)	3,87,175
F	Total amount payable (A+E)	36,37,175
G	Total Amount Paid	34,34,375
H	Balance Amount Payable (F-G)	2,02,800

K	Sale Deed Value	32,50,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	26,00,000	23,72,000	2,28,000
N	Own contribution (including taxes)	10,37,175	10,62,375	(25,200)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		(25,200)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		2,28,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

50,000/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MP
Sign		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date		22/11/17	20/11/2017	





Site Office : Sy. No. 100/2, Rampllay, Keesara
Hyderabad- 501 301, ☎ +91 92470 73975
✉ nilgiriestate@modiproperties.com
Owned & Developed by : NILGIRI ESTATES



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

ANNEXURE -B

Date: 10/02/18

LETTER OF POSSESSION

To,
Mrs. Priyanka Kose
W/o. Mr. Hemant Likhitkar,
Flat No. B-104, Sai Mitra Tower,
Kushaiguda, Hyderabad - 500 062

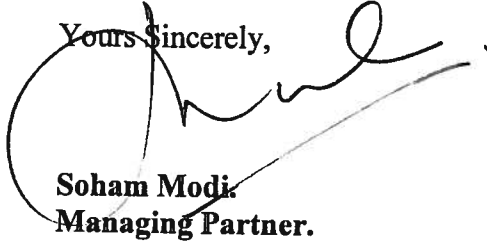
Sub: Letter of Possession for villa no. 47 in the project known as Nilgiri Estate situated in Survey no. 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned villa to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,



Soham Modi
Managing Partner.

Accepted & confirmed:

Signature: _____

Name: _____

Date: _____



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ANNEXURE -A

Date:

NO DUE CERTIFICATE

To,
Mrs. Priyanka Kose
W/o.Mr. Hemant Likhitkar,
Flat No. B-104, Sai Mitra Tower, Kushaiguda,
Hyderabad - 500 062

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no.47 in our project known as Nilgiri Estate situated at Survey no 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District.

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of villa.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: _____

Name: _____

Date: _____

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

To,
The President,
Nilgiri Estate Owners Association,
Survey no. 100/2 of Rampally Village,
Keesara Mandal, Ranga Reddy District.

Date:

Dear Sir,

I am the owner of villa no. 47 in the housing project known as Nilgiri Estate forming part of survey no. 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.

I request you to enrol me as a member of the 'Nilgiri Estate Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrolment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

I agree to pay maintenance charges from the month of January 2018 at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: _____

Name: _____

Address for correspondence:

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____