

Authorization form for handing over the possession of villa in 'Nilgiri Estate'

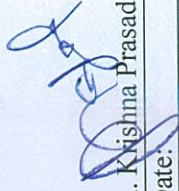

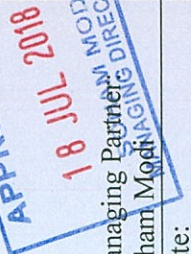
Villa / Flat No.	42
Name of Buyer	HARSHAL

A.	Total sale consideration.	Rs. 32,75,000/-	✓
B.	Less: Discount for on time payments.	Rs. 50,000/-	✓
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 1,96,500/-	
E.	Add: VAT	Rs. 40,938	
F.	Add: Service Tax	Rs. 1,35,680/-	
G.	Add : GST	Rs. 1,800	
H.	Add: Extra Specs Charges	Rs. 10,000	
I.	Add: Misc. Charges	Rs. 5,300 +390 = 5,690/-	
J.	Less: Amount paid	Rs. 36,18,616/-	
K.	Balance amount Due	Rs. Nil	
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No	Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No	Rs. (2,000)
M	Maintenance charges due from	1 st August 2018	
N	Buyer Info database balance	Rs. (-) 3,000/-	
O	Tally balance	Rs. (-) 3,000/-	
P	Remarks: Corpus fund of Rs.30,000/- , advance 6 months maintenance charges of Rs.9,000/- up to Jan'19 & Membership fee Rs.50/- collected.		

Subject for M.D Sir's Approval.

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 August 2018)	✓
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 Date: _____	 Samba Siva Rao Date: 18/7/18	 Managing Partner Mohya Soham Mudi Managing Director Date: _____
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- 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.

SALE DEED AUTHORIZATION FORM

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATES		
Buyer Name	MR. NARSHA M. GHADGAONKAR		
Flat / Bungalow No.	42	Area	1205.00
Land Area	175.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	32,75,000
B	Add : Stamp duty & registration charges, Mutation exp	2,02,000
C	Add: Service Tax and VAT @ 4.5%	1,47,375
D	Add: VAT @ 1.25%	40,938
E	Total Taxes (B + C + D)	3,90,313
F	Total amount payable (A+E)	36,65,313
G	Total Amount Paid	29,90,313
H	Balance Amount Payable (F-G)	6,75,000

K	Sale Deed Value	32,75,000
L	Construction Contact value	-

	Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	27,50,000	21,25,000
N	Own contribution (including taxes)	9,15,313	8,65,313
			50,000

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		50,000	Not required
Balance HL Amount			Collect cq.at the time of registration
		Amount	Security cq.received
		6,25,000	Not required
			Collect cq.at the time of registration

Remarks:

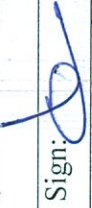




# 50,000/- on time payment disocunt given:	✓
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date				

APPROVED BY
7 DEC 2017
MANAGING DIRECTOR

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	Nilgiri Estate	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	Nilgiri Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Plot no.	42	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	175	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1205	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No	Single	<input type="checkbox"/> Yes <input type="checkbox"/> No
Scooter Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Semi Deluxe	<input type="checkbox"/> Yes <input type="checkbox"/> No
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Schedule of flat / plot	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Boundaries: North	Plot No. 41	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Plot No. 43	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Plot No. 33	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	30" wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	32,75,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	213	N A
Discount (in Rs. per sft.)	Rs. 108/- Per sft	N A
On time payment discount ((in Rs. per sft.)	Rs. 41.5/- Per sft	
Total Discount (in Rs. per sft.)		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	13,10,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	19,65,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Agr. for Development charges value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	31.03.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		
Prepared by Venkat Ramana Reddy	Checked by (K. Krishna Prasad): Sign:  Date: 13/11/16	Approved by (S): Sign:  Date: 13/11/16
Sign:  Date: 13/11/16	Checked by (Accountant): Lavanya Sign:  Date: 13/11/16	Approved by (S): Sign:  Date: 13/11/16

APPROVED BY
13 JAN 2016
MANAGING DIRECTOR