

SALE DEED AUTHORIZATION FORM

Project	M/S. NILGIRI HOMES - NILGIRI HOMES		
Buyer Name	MR. B. ANAND KUMAR		
Flat / Bungalow No.	80C	Area	1215.00
Land Area	286.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,50,000
B	Add : Stamp duty & registration charges, Mutation exp	7,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	3,82,500
E	Total Taxes (B + C + D)	3,90,300
F	Total amount payable (A+E)	46,40,300
G	Total Amount Paid	46,59,615
H	Balance Amount Payable (F-G)	(19,315)

K	Sale Deed Value	21,25,000
L	Construction Contact value	21,25,000

	Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	-	-
N	Own contribution (including taxes)	46,40,300	46,59,615 (19,315)

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 (19,315)	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		Amount	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Villa Belongs B Anand Kumar of Bhargavi Developers
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

APPROVED BY
 18 SEP 2018
 SOHAM KUMAR
 MANAGING DIRECTOR

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

Villa No.	80C
Name of Buyer	B. JAI ABHIRAM

A.	Total sale consideration.	Rs. 42,50,000/-
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. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add : GST	Rs. 3,82,500 +1,917=3,85,821
H.	Add: Extra Specs Charges	Rs. 10,650
I.	Add: Misc. Charges	Rs. 7,800+390 =5,690
J.	Less: Amount paid	Rs. 46,59,615
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.8,858
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 1,44,230
M	Maintenance charges due from	1 st April 2019.
N	Buyer Info database balance	Rs. 8,858/-
O	Tally balance	Rs. 8,858/-
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 April 2019.	
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
5. Corpus fund collected.	
6. VAT / Service Tax charged on other amounts	<input checked="" type="checkbox"/>

Authorized by:

K. Krishna Prasad
 Date: **22/11/19**

charge. @
 Accountant
 Date: **20/11/19**

RMK
 Samba Siva Rao
 Date: **22/11/19**

APPROVED BY
Nov 2019
 Managing Partner:
SOHAM MODI
 MANAGING DIRECTOR.

- 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.