

**SALE DEED AUTHORIZATION FORM**

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	MRS. PRADEEPTHI BHIMAVARAPU		
Flat / Bungalow No.	20	Area	1710.00
Land Area	125.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration		36,00,000
B	Add : Stamp duty & registration charges, Mutation exp		2,21,500
C	Add: Service Tax & VAT @ 4.5%		45,000
D	Add: GST @ 12%		1,62,000
E	Total Taxes (B + C + D)		4,28,500
F	Total amount payable (A+E)		40,28,500
G	Total Amount Paid		38,22,880
H	Balance Amount Payable (F-G)		2,05,620

K	Sale Deed Value		36,00,000
L	Construction Contact value		-

	Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned 27,00,000	24,51,000	2,49,000
N	Own contribution (including taxes) 13,28,500	13,71,880	(43,380)

**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
		(43,380)	Not required
			Collect cq.at the time of registration
Balance HL Amount		Amount	Security cq.received
		2,49,000	Not required
			Collect cq.at the time of registration

Remarks:


Authorised by:

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

**APPROVED BY**  
**05 APR 2018**  
**SUTHAM MAJUMDAR**  
**MANAGING DIRECTOR**



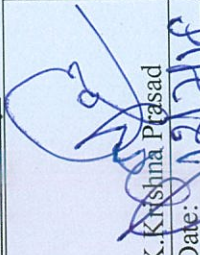

Authorization form for handing over the possession of villa in 'Nilgiri Estate'

Villa / Flat No.	20
Name of Buyer	<b>PRADEEPTHI BHIMAVARAPU</b>

A.	Total sale consideration.	Rs. 36,00,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 2,16,000/-
E.	Add: VAT	Rs. 45,000/-
F.	Add: Service Tax	Rs. 1,58,001
G.	Add : GST	Rs Nil
H.	Add: Extra Specs Charges	Rs. (-) 10,944
I.	Add: Misc. Charges	Rs. 5,300 +390 = 5,690/-
J.	Less: Amount paid	Rs. 40,71,880/-
K.	Balance amount Due	Rs. Nil
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 58,133
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M	Maintenance charges due from	1 <sup>st</sup> August 2018
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee 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 <sup>st</sup> 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:

		<b>APPROVED BY</b> 2018
K. Krishna Prasad Date: 12/7/18	Accountant Samba Siva Rao Date: 12/7/18	Managing Partner: Soham Modi Date: 12/7/18 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.