

**SALE DEED AUTHORIZATION FORM**

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	MR. VUGGINI RAVINDER		
Flat / Bungalow No.	29	Area	175
Land Area	1215.00		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	31,50,000
B	Add : Stamp duty & registration charges and mutation exp	1,94,500
C	Add: Service Tax @4.5%	1,24,147
D	Add: VAT @1.25%	39,375
E	Total Taxes (B + C + D)	3,58,022
F	Total amount payable (A+E)	35,08,022
G	Total Amount Paid	35,05,625
H	Balance Amount Payable (F-G)	2,397

I	Sale Deed Value	31,50,000
J	Construction Contact value	-

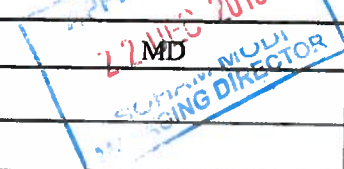
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	22,00,000	22,00,000	-
L	Own contribution (including taxes)	13,08,022	13,05,625	2,397

**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
			<input type="checkbox"/> Security cq.received
Own contribution		2,397	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	21/11/16	21/11/16	21/11/16	



Site Office: Sy. No. 100/2, Rampally, Keesara  
Hyderabad- 501 301 Ph: +91-92470 72975

Owned & Developed by: NILGIRI ESTATES



**MODI**  
PROPERTIES &  
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, 11 Floor, M.G. Road,  
Secunderabad - 500 003.

Phone : 1 91-40-66335551

Email: info@modiproperties.com

www.modiproperties.com

**ANNEXURE -A**

Date: 10.11.17

**NO DUE CERTIFICATE**

To,  
Mr. Vuggini Ravindar  
S/o. Mr. Vuggini Bugga Rao  
H No. 10-6-47/1, Plot No. 157,  
Road No. 10, Brindavan Colony,  
Saroor Nagar, Hyderabad - 500 035.

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. 29 in our project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as 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 flat.

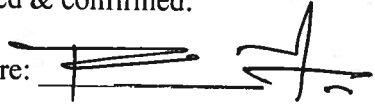
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,

  
**Soham Modi.**  
**Managing Director.**

Accepted & confirmed:

Signature: 

Name: \_\_\_\_\_

Date: \_\_\_\_\_

ANNEXURE - C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

I/We are the owners of the flat and the details of which are given under:

Villa No. 29

Project Name: "NILGIRI ESTATE"

Address: Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajiri District (formerly known as Ranga Reddy District).

Developer: M/s. **NILGIRI ESTATES.**

Agreement of sale dated: 23<sup>rd</sup> day of May 2015.

Sale deed date 26<sup>th</sup> day of December 2016, document no: 22/2017.

This is to confirm that we have no objection to the following in relation to the said flat, project and developer.

1. The Developer proposes to develop other lands in the vicinity of the housing project in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the project as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed. I / We shall not object to the further developments being taken up on the lands in the vicinity of the housing project. Further I / We agree not to raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the project. I / We shall not cause any hindrance in access to such lands from the project.
2. That rights of further construction in and around the project, and ownership of areas not specifically sold or allotted to any person shall belong only to the Developer and I/We shall not have any right, title or claim thereon. The Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from us.
3. That I / We shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to its nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the housing project and in respect to our flat and also the adjoining flats/block.
4. The Developer reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the our flat and that such changes do not affect the plan or area of our flat.

Thank You.

Yours sincerely,



Name: Vuggini Ravindar

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 10.11.17

To,  
The President,  
Nilgiri Estate Owners Association,  
Survey no. 2/1/1, 183, 184, 190 & 191,  
Mallapur, R.R. Dist.

Dear Sir,

I am the owner of Villa no. 29 in the housing project known as "Nilgiri Estate" forming part of Sy. Nos. 75, 77, 78, 79, 96 & 100/2 of Rampally Village, Keesara Mandal, Medchal-Malkajgiri District (formerly known as Ranga Reddy District).

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

I have paid an amount of Rs. 50/- towards membership enrollment 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 1<sup>st</sup> December 2017 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: Vuggini Ravindar

Address for correspondence:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Enclosed: Copy of ownership documents.

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For Office Use Only

Receipt no. & date: \_\_\_\_\_

Sale Deed doc. no. & date: \_\_\_\_\_