

**SALE DEED AUTHORIZATION FORM**

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	MR.K. ROOPESH		
Flat / Bungalow No.	40	Area	175.00
Land Area	1205.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	25,00,000
B	Add : Stamp duty & registration charges, Mutation exp	1,55,500
C	Add: Service Tax and VAT @ 5.75% on 25,00,000/-	1,43,750
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	2,99,250
F	Total amount payable (A+E)	27,99,250
G	Total Amount Paid	25,52,000
H	Balance Amount Payable (F-G)	2,47,250

K	Sale Deed Value	25,00,000
L	Construction Contract value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	17,00,000	15,00,000	2,00,000
N	Own contribution (including taxes)	10,99,250	10,52,000	47,250

**Security Cheque Details:**

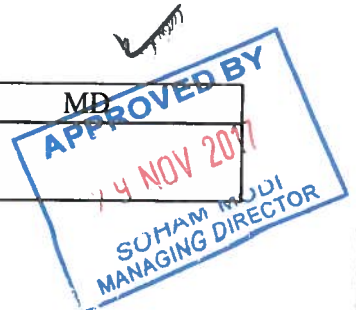
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		47,250	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		2,00,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**

# 50,000/- on time payment discount given
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date		28/11/12	28/11/12	


**APPROVED BY**  
 14 NOV 2012  
 SOHAM MOJI  
 MANAGING DIRECTOR

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






Villa / Flat No.	40
Name of Buyer	K. ROOPESH

A.	Total sale consideration.	Rs.25,00,000
B.	Less: Discount for on time payments.	Rs. 50,000/-
C.	Less: Other discounts	Rs.NIL
D.	Add: Reg. Charges	Rs.1,50,000/-
E.	Add: VAT	Rs. 31,250/-
F.	Add: Service Tax	Rs.1,06,793
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.27,48,250+7,286 =27,55,535
K.	Balance amount Due	Rs.nil
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.2,420
M	Maintenance charges due from	1 <sup>st</sup> November 2018
N	Buyer Info database balance	Rs. 7,286/-
O	Tally balance	Rs. 7,286/-
P	Remarks: Corpus fund & advance six month maintenance charges & Membership fee collected.	

*Subject to 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 <sup>st</sup> November 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: 11/10/18	 Accountant Date: 12/10/18	 Samba Siva Rao Date: 12/10/18	 Managing Partner: Soham Modi 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.