

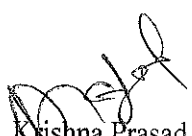


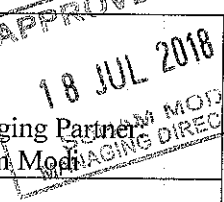
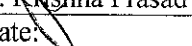
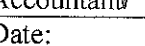
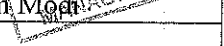
Authorization form for handing over the possession of villa in 'Nilgiri Estate'

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	Subject for MR Sir's Approval.
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. (3,000)
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.		

	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	 Accountant	 Samba Siva Rao	 Managing Partner Soham Modi MANAGING DIRECTOR
Date: 	Date: 	Date: 18/7/18	Date: 

- 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. GHDGAONKAR		
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	6,25,000
N	Own contribution (including taxes)	9,15,313	8,65,313	50,000

Security Cheque Details:

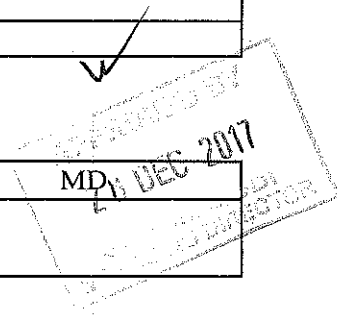
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		50,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		6,25,000	<input checked="" type="checkbox"/> Not required
			<input 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>	<i>[Signature]</i>
Date		22/11/17		



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.	21.3	N A	
Discount (in Rs. per sft.)	Rs. 103/- 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 checked="" 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):	Checked by (Accountant): Lavanya	Approved by:
Sign:	Sign:	Sign:	Sign:
Date: 13/1/16	Date: 13/1/16	Date: 13/1/16	Date: 13 JAN 2016

APPROVED BY:
13 JAN 2016
SOHAM MODI
MANAGING DIRECTOR