

**SALE DEED AUTHORIZATION FORM**

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	MR. SATTIRAJU ATCHUTA SRINIVASA RAO		
Flat / Bungalow No.	14	Area	175.00
Land Area	1710.00		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 and VAT @ 5.75% on 36,00,000/-	2,07,000
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,28,500
F	Total amount payable (A+E)	40,28,500
G	Total Amount Paid	36,40,000
H	Balance Amount Payable (F-G)	3,88,500

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	33,90,000	33,90,000	-
N	Own contribution (including taxes)	6,38,500	2,50,000	3,88,500

**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
Own contribution		3,88,500	<input checked="" type="checkbox"/> Not required <i>To be transferred</i>
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

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

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		22/11/17	27/11/17


  
**APPROVED BY**  
 27 NOV 2017  
 SULTANI MOULI  
 MANAGING DIRECTOR

## 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.	14	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	125	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1710	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No	Single	<input checked="" 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. 13	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plat No. 15	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Neighbours Land	<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	36,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	113	N A	
Discount (in Rs. per sft.)	Rs. 58 / - per sft	N A	
On time payment discount ((in Rs. per sft.)	Rs. 29 / - per sft		
Total Discount (in Rs. per sft.)	Rs. 87 / - per sft		
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	14,40,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	21,60,000/-	<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(MD):
Sign:	Sign:	Sign:	Sign:
Date: 13/2/16	Date: 13/2/16	Date: 13/2/16	Date: 13 FEB 2016

APPROVED BY  
13 FEB 2016  
SOHAM M  
MANAGING DIR.

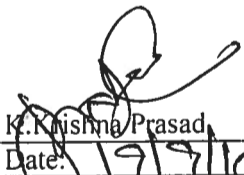


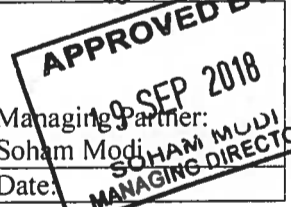
**Authorization form for handing over the possession of villa in 'Nilgiri Estate'**

Villa / Flat No.	14
Name of Buyer	S.A. SRINIVAS RAO

A.	Total sale consideration.	Rs. 36,00,000
B.	Less: Discount for on time payments.	Rs. 50,000 <i>Subject for M.O. Sir's approval.</i>
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. 1,59,065
G.	Add : GST	Rs. Nil
H.	Add: Extra Specs Charges	Rs.(-) 5,663
I.	Add: Misc. Charges	Rs. 5,300 +390+573 = 6263/-
J.	Less: Amount paid	Rs. 39,80,000/-
K.	Balance amount Due	Rs. Nil
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 9,336
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 3,212 <i>Subject for approval.</i>
M	Maintenance charges due from	1 <sup>st</sup> October 2018
N	Buyer Info database balance	Rs. (-) 19,336/-
O	Tally balance	Rs. (-) 9,336/-
P	Remarks: Corpus fund & advance 6 months maintenance charges @ Rs.2,250/- & 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> October 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: 19/9/18	 Accountant Date: 19/9/18	 Samba Siva Rao Date: 19/9/18	 Managing Partner: Soham Modi Date: 19/9/18
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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.

Interest calculation for delayed payments.

Project Name Nilgiri estates  
 Flat no. 14  
 Customer Name Srinivas  
 Booked by Raj  
 Prepared by kp  
 Date 14-09-2018  
 Sign  
 Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
24-Jan-16	25000	Booking Amount	-	-	-	25,000
08-Feb-16	200000	1st Installment	15	25,000	185	2,25,000
12-Feb-16	-200000	Payment Received	4	2,25,000	444	25,000
03-Mar-16	573	Bank Charges Due to insufficient funds	20	25,000	247	25,573
08-Mar-16	540000	IInd Installment	5	25,573	63	5,65,573
09-Mar-16	-25000	Booking amount received From MPIPI	1	5,65,573	279	5,40,573
02-May-16	-540000	Payment Received	54	5,40,573	14,396	573
18-May-16	9969	Service Tax	16	573	5	10,542
10-Jun-16	850000	On Completion Of Footings&Plinth Bea	23	10,542	120	8,60,542
25-Jun-16	-850000	Payment Received	15	8,60,542	6,366	10,542
05-Aug-16	61740	Service Tax	41	10,542	213	72,282
07-Dec-16	710000	On Completion of RCC Structure	124	72,282	4,420	7,82,282
24-Dec-16	-710000	Payment Received	17	7,82,282	6,558	72,282
28-Feb-17	31106	Service Tax	66	72,282	2,353	1,03,388
28-Jun-17	538000	on Completion of Brick work and plaste	120	1,03,388	6,118	6,41,388
30-Jun-17	56250	Service Tax	2	6,41,388	633	6,97,638
23-Oct-17	-1290000	Payment Received	115	6,97,638	39,565	(5,92,362)
29-Nov-17	-340000	Payment Received	37	(5,92,362)	(10,809)	(9,32,362)
11-Dec-17	216000	Reg Expences	12	(9,32,362)	(5,518)	(7,16,362)
11-Dec-17	5300	Doc, Ec Exp	-	(7,16,362)	-	(7,11,062)
30-Apr-18	537000	On Completion of Flooring Bathroom T	140	(7,11,062)	(49,092)	(1,74,062)
12-Sep-18	5663	Extraspects	135	(1,74,062)	(11,588)	(1,68,399)
12-Sep-18	1020	GST on Extraspects	-	(1,68,399)	-	(1,67,379)
14-Sep-18	-32621	Payment Received	2	(1,67,379)	(165)	(2,00,000)
30-Sep-18	200000	On Completion	16	(2,00,000)	(1,578)	-
Approx Interest Payable					3,212	

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

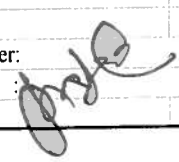
Cloumns D to G: 28

Sort columns A, B & C in accending order.

Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. \_\_\_\_\_ (or)  Interest waived

Allow on-time payment discount (or)  Reduce on-time payment discount to Rs. \_\_\_\_\_

Signature of Manager: 

Date

Signature of M.D.:  
Date

**APPROVED BY**  
 19 SEP 2018  
 SOHAM MUDI  
 MANAGING DIRECTOR