

SALE DEED AUTHORIZATION FORM

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATES		
Buyer Name	Ms. SNEHA JAGADEEP		
Flat / Bungalow No.	17	Area	910
Land Area	125.00		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	23,00,000
B	Add : Stamp duty & registration charges and mutation exp	1,43,500
C	Add: Service Tax @4.5%	1,03,500
D	Add: VAT @1.25%	28,750
E	Total Taxes (B + C + D)	2,75,750
F	Total amount payable (A+E)	25,75,750
G	Total Amount Paid	22,50,000
H	Balance Amount Payable (F-G)	3,25,750

I	Sale Deed Value	23,00,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	15,00,000	12,00,000	3,00,000
L	Own contribution (including taxes)	10,75,750	10,50,000	25,750

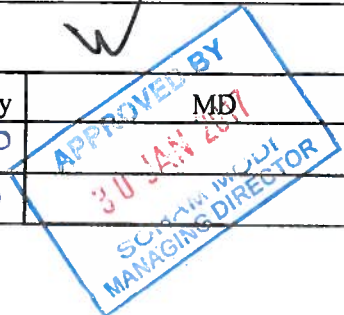
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		25,750	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		3,00,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	30/1/17	30/1/17	30/1/17	30/1/17



APPROVED BY
MD
30 JAN 2017
MANAGING DIRECTOR



Site Office : Sy. No. 100/2, Rampally, Keesara
Hyderabad- 501 301, ☎ +91 92470 73975
✉ nilgiriestate@modiproperties.com
Owned & Developed by : NILGIRI ESTATES



Head Office: 5-4-187/3&4, II Floor, M. G. Road,
Secunderabad - 500 003. ☎ +91 40 66335551,
✉ info@modiproperties.com www.modiproperties.com

ANNEXURE -B

Date: 18/11/2018

LETTER OF POSSESSION

To,
Miss. Sneha Jagadeep
D/o. Mr. J. B. Jagadeep,
H. No. 1-19-78/32, Manju Enclave,
Kapra, Hyderabad - 500 062

Sub: Letter of Possession for villa no. 17 in the project known as Nilgiri Estate situated in Survey no. 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned villa to you as per the terms and conditions of our Sale deed / Agreement.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: _____

Date: _____

ANNEXURE – C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

This is to certify that I / we have no objection to revision of plans of the villa or the layout in the project known as 'Nilgiri Estate' situated at Sy. Nos. 100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District subject to the condition that the plans of my villa (details given below) are not changed and a suitable road access to my villa is provided. The original Developer / Owner of the land and their successors in interest may be granted permit for a revised layout along with change in type design by the relevant authorities. I/we further undertake to sign any other documents that may be required for the said purpose.

Thank You.

Yours Sincerely,

Signature: 

Name: _____

Date: _____

Details of my villa:

1. Villa no.: 17
2. Sale deed date: 06-02-2017
3. Sale deed document no. 515/2017

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 04/01/18

To,
The President,
Nilgiri Estate Owners Association,
Survey no. 100/2 of Rampally Village,
Keesara Mandal, Ranga Reddy District.

Dear Sir,

I am the owner of villa no. 17 in the housing project known as Nilgiri Estate forming part of survey no.100/2 of Rampally Village, Keesara Mandal, Ranga Reddy District.

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

I have paid an amount of Rs. 50/- towards membership enrolment 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 January 2018 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: _____

Address for correspondence:

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____



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ANNEXURE -A

Date: 04/1/18

NO DUE CERTIFICATE

To,
Miss. Sneha Jagadeep
D/o.Mr. J. B. Jagadeep,
H. No. 1-19-78/32, Manju Enclave, Kapra,
Hyderabad - 500 062

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. 171 in our project known as Nilgiri Estate situated at Survey no. 100/2 of Rampally Village, Keesara Mandal, 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 villa.

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: _____