

**SALE DEED AUTHORIZATION FORM**

Project	M/s.NILGIRI ESTATES - NILGIRI ETATES		
Buyer Name	MR. JAYAPRAKASH & OTHERS		
Flat / Bungalow No.	31	Area	1215
Land Area	175.00		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	30,50,000
B	Add : Stamp duty & registration charges	1,88,500
C	Add: Service Tax @4.5%	1,23,063
D	Add: VAT @1.25%	38,125
E	Total Taxes (B + C + D)	3,49,688
F	Total amount payable (A+E)	33,99,688
G	Total Amount Paid	20,81,250
H	Balance Amount Payable (F-G)	13,18,438

I	Sale Deed Value	30,50,000
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	22,00,000	14,56,250	7,43,750
L	Own contribution (including taxes)	11,99,688	6,25,000	5,74,688

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		14,56,250	<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Own contribution		5,74,688	<input checked="" type="checkbox"/> Not required <i>Bride Loan &amp; Disbnd</i>
			Collect cq.at the time of registration
Balance HL Amount		7,43,750	<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration

**Remarks:**

# Bridge loan an amount of Rs5,00,000/- (approved) - Loan agreement Executed.
# 50 per sft employment discount given @ 60,000/-

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		19/08/16	19/08/16





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: 31-08-2017

**LETTER OF POSSESSION**

To,  
Mr. M. Jayaprakash & Mrs. M. Aruna  
Plot No. 1, Ramgopal Enclave, Mahatma Nagar,  
Old Bowenpally, Secunderabad - 500 011

Sub: Letter of Possession for villa no. 31 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 flat 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: M. JAYAPRAKASH

Date: 31-07-2017

From,  
Mr. M. Jayaprakash & Mrs. M. Aruna ,  
Plot No. 1, Ramgopal Enclave, Mahatma Nagar,  
Old Bowenpally, Secunderabad - 500 011

Date: 31-07-2012

To,  
The Managing Partner,  
Nilgiri Estates,  
5-4-187/3&4, Soham Mansion,  
2<sup>nd</sup> Floor, M.G. Road,  
Secunderabad.

UNDERTAKING

Dear Sir,

I /we have purchased villa no. 31 in the project known as Nilgiri Estate situated at Sy. Nos. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District,, vide sale deed dated 24-08-2016 bearing no 7674//2016

I /we certify that the total sale consideration paid for purchase of the above referred villa does not include the cost of providing water supply from the water board / govt. authorities. On a later date, as and when water connection is obtained from such authorities, I / we undertake to pay my / our share of the proportionate fees, charges, installation cost, etc., to Nilgiri Estates or to Nilgiri Estate Owners Association for providing the said water connection. I/we further undertake to sign any other documents/applications that may be required for the said purpose.

Thank you,

Yours sincerely,

  
Signature:

Name: M. JAYAPRAKASH

Date: 31-07-17

Date: 31-07-2017

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 villas or the layout in the project known as 'Nilgiri Estate' situated at survey no. 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: M. J. S.

Name: M. SAYAPRAKASH

Date: 31-07-2017

Details of my villa:

1. Plot no.: 31
2. Sale deed date: 24-08-2016
3. Sale deed document no. 7674 / 2016.

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 04/09/17

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

Dear Sir,

I am the owner of villa no. 31 in the housing project known as Nilgiri Estate forming part of survey no. 100/2, Rampally Village, Keesara Mandal, Ranga Reddy District.

I request you to enroll me as a member of the 'Nilgiri Estates 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 October 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: M. JB

Name: M. JAYAPRAKASH

Address for correspondence:

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

Enclosed: Copy of ownership documents.

For Office Use Only

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

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