

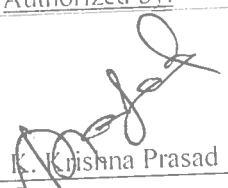
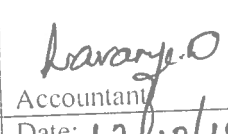
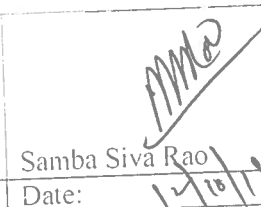
**Authorization form for handing over the possession of villa in 'Nilgiri Estate'**

Villa / Flat No.	38
Name of Buyer	V.Srinivas Rao

A.	Total sale consideration.	Rs.32,00,000
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. 40,000/-
F.	Add: Service Tax	Rs.1,32,024
G.	Add : GST	Rs.1,800
H.	Add: Extra Specs Charges	Rs.10,000
I.	Add: Misc. Charges	Rs. 5,300 +390 +130 = 5,820
J.	Less: Amount paid	Rs.35,81,254
K.	Balance amount Due	Rs.1,34,144/-
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.2,662 <i>Not finalized</i>
M	Maintenance charges due from	1 <sup>st</sup> November 2018
N	Buyer Info database balance	Rs. 1,34,144/-
O	Tally balance	Rs. 1,34,144/-
P	Remarks: Corpus fund & one month maintenance charges & Membership fee collected. <i>Corpus collected by Kannaiah with receipt</i>	

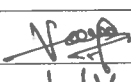
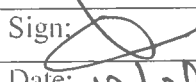
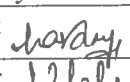
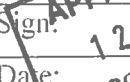
Check List		Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected (from 1 <sup>st</sup> November 2018)	<input checked="" type="checkbox"/>
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5.	Corpus fund collected	<input checked="" type="checkbox"/>
6.	VAT / Service Tax charged on other amounts	<input type="checkbox"/>

Authorized by:

 K. Krishna Prasad Date: <i>12/10/18</i>	 Accountant Date: <i>12/10/18</i>	 Samba Siva Rao Date: <i>12/10/18</i>	<b>APPROVED BY</b> 20 OCT 2018 Managing Partner: Soham Modi <b>SOHAM MODI</b> MANAGING DIRECTOR
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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.

## 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.	38	<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 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	Apartment Block	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot No. 39	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Plot No. 37	<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	32,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	113	N A	
Discount (in Rs. per sft.)	Rs. 166 / - Per sft	N A	
On time payment discount ((in Rs. per sft.)	Rs. 41 / Per sft		
Total Discount (in Rs. per sft.)	Rs. 207 / - Per sft		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	12,80,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	19,20,000/-	<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: 12/2/16	Date: 12/2/16	Date: 12/2/16	Date: 12 FEB 2016

**APPROVED BY**  
12 FEB 2016  
SOHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	MR. V. SRINIVASA RAO		
Flat / Bungalow No.	38	Area	1205.00
Land Area	175.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	32,00,000
B	Add : Stamp duty & registration charges, Mutation exp	1,97,500
C	Add: Service Tax & VAT @ 4.5%	1,44,000
D	Add: GST @ 12%	40,000
E	Total Taxes (B + C + D)	3,81,500
F	Total amount payable (A+E)	35,81,500
G	Total Amount Paid	30,00,000
H	Balance Amount Payable (F-G)	5,81,500

K	Sale Deed Value	32.00.000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	27,00,000	25,00,000	2,00,000
N	Own contribution (including taxes)	8,81,500	5,00,000	3,81,500

**Security Cheque Details:**

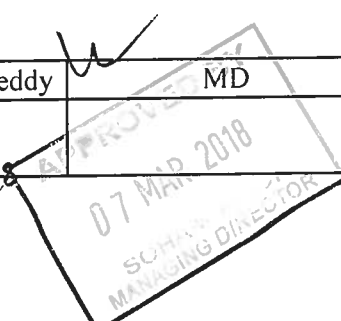
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		3,81,500	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		2,00,000	<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	MD
Sign				
Date				


  
 APPROVED  
 07 MAR 2018  
 SCHEERAM  
 MANAGING DIRECTOR