

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

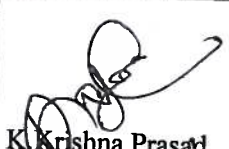


|                  |               |
|------------------|---------------|
| Villa / Flat No. | 47            |
| Name of Buyer    | PRIYANKA KOSE |

|    |   |  |                |
|----|---|--|----------------|
| A. | Total sale consideration.   | Rs.32,50,000/-   | ✓              |
| B. | Less: Discount for on time payments.  | Rs. 50,000/-   | ✓              |
| C. | Less: Other discounts   | Rs.NIL   |                |
| D. | Add: Reg. Charges   | Rs.1,95,000/-  | ✓              |
| E. | Add: VAT  | Rs. 40,625/-   | ✓              |
| F. | Add: Service Tax  | Rs.1,33,951 -  | ✓              |
| G. | Add : GST   | Rs. 2,808  | ✓              |
| H. | Add: Extra Specs Charges  | Rs. 15,600/-   | ✓              |
| I. | Add: Misc. Charges  | Rs. 5,300 +390 = 5,690/-                                 | ✓              |
| J. | Less: Amount paid   | Rs.36,62,375/-   |                |
| K. | Balance amount Due  | Rs.(-) 68,701/-  | ✓              |
| L. | Refund  | <input type="checkbox"/> Yes <input type="checkbox"/> No | Rs. 68,701 ✓   |
| M. | Interest Payable  | <input type="checkbox"/> Yes <input type="checkbox"/> No | Rs- (11,362) ✓ |
| M  | Maintenance charges due from  | 1 <sup>st</sup> January 2018                             |                |
| N  | Buyer Info database balance   | Rs. (68,701)   |                |
| O  | Tally balance   | Rs. (68,701)   |                |
| P  | Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement.. |  |                |
|    |   |  |                |
|    |   |  |                |

*Handwritten note:* -2 GST not added.

| 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> January 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:

|  |   |   |                                 |
|--|---|---|---------------------------------|
| <br>K. Krishna Prasad | <br>Accountant | <br>Samba Siva Rao | Managing Partner:<br>Soham Modi |
| Date: 24/1/18  | Date: 24/1/18   | Date: 25/1/18   | 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.

## 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.                                    | 47  |                | <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                           | Plat No. 46   |                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| South                                       | Plat No. 48   |                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| East  | Plat No. 28   |                | <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                    | 32,50,000/-   |                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| PPT No.                                     | 112   |                | NA  |
| Discount (in Rs. per sft.)                  | Rs. 124/- per sft   |                | NA  |
| On time payment discount ((in Rs. per sft.) | Rs. 111/- per sft   |                |   |
| Total Discount (in Rs. per sft.)            | Rs. 165/- per sft   |                |   |
| Sale consideration calculation              | Check booking form with price list  |                | <input type="checkbox"/> Yes <input type="checkbox"/> No            |
| Sale Deed value                             | 13,00,000/-   |                | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction contract value                 | 19,50,000/-   |                | <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: 22/12/15                              | Date: 22/12/15  | Date: 22/12/15 | Date: 22/12/15  |

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