

SALE DEED AUTHORIZATION FORM

Project	M/s. NILGIRI ESTATES - NILGIRI ESTATES		
Buyer Name	MR. K. SRINIVAS RAO		
Flat / Bungalow No.	58	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 and mutation exp	1,88,500
C	Add: Service Tax @4.5% (Calculated as Per dates)	1,18,828
D	Add: VAT @1.25%	38,125
E	Total Taxes (B + C + D)	3,45,453
F	Total amount payable (A+E)	33,95,453
G	Total Amount Paid	29,93,750
H	Balance Amount Payable (F-G)	4,01,703

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

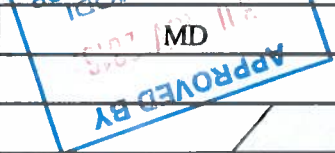
		Total amount in	cheque released / Paid	Cheq. Ready
K	Housing Loan Sanctioned	26,40,636	23,68,750	2,71,886
L	Own contribution (including taxes)	7,54,817	6,25,000	1,29,817

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		1,29,817	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		2,71,886	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	30/11/16	30/11/16	30/11/16	

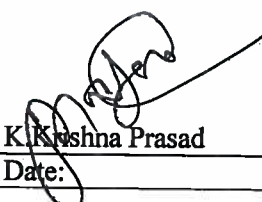
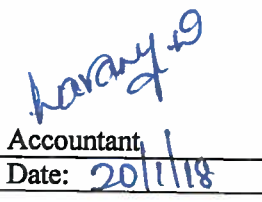
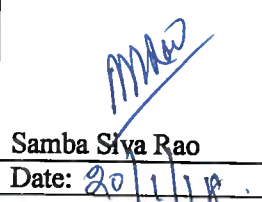

Authorization form for handing over the possession of Villa in 'Nilgiri Estate'

Villa / Flat No.	58
Name of Buyer	Srinivas Rao.K

A.	Total sale consideration.	Rs.30,50,000
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-Compensation for 6 months	Rs 36,450/-
D.	Add: Reg. Charges	Rs.1,83,020/- ✓
E.	Add: VAT	Rs. 38,125/-/-
F.	Add: Service Tax	Rs.1,18,967/-
G.	Add : GST	Rs. 1,444/-
H.	Add: Extra Specs Charges	Rs. 8,024/-/- <i>Subject to approval</i>
I.	Add: Misc. Charges	Rs. 5,300 +390 = 5,690/-
J.	Less: Amount paid	Rs.33,35,630/-
K.	Balance amount Due	Rs. 33,190
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- 17,323/- <i>not finalized</i>
M	Maintenance charges due from	1 st January 2018
N	Buyer Info database balance	Rs. 33,190/-
O	Tally balance	Rs. 33,190/-
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement..	

	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 st 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:

 K. Krishna Prasad Date:	 Accountant Date: 20/1/18	 Samba Siva Rao Date: 20/1/18	 Managing Partner: Soham Modi Date: 20 JAN 2018 MANAGING DIRECTOR
---	--	---	--

- 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.