## SALE DEED AUTHORIZATION FORM

Project	M/s. NILGIRI ESTATES - NILGIRI ESTATES				
Buyer Name	MR. K. SRINI	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
В	Add: Stamp duty & registration charges and mutation exp	1,88,500
C	Add: Service Tax @4.5% (Cal wheeler as Perdates)	1,18,828
	Add: VAT @1.25%	38,125
Е	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
st Installment of HL			~	Not required
				Collect cq.at the time of registration
	Cq. No.	Amount	~	Security cq.received
Own contribution		1,29,817		Not required
		1,29,617		Collect cq.at the time of registration
	Cq. No.	Amount		Security cq.received
Balance HL Amount		2,71,886		Not required
		2,71,000		Collect cq.at the time of registration

Remarks:				
			,	
-	,			NAM

Authorised by:

Name Value	Accountant	CR Manager	Prabhakar Reddy	MD MD
Sign	Lovanyer		Princeys	MADONED
Date	20/11/16	Walalia	30/11/14	ABO
				11/

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

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

B. Less: Discount for on time payments.  C. Less: Other discounts-Compensation for 6 months  D. Add: Reg. Charges  E. Add: VAT  F. Add: Service Tax  G. Add: GST  H. Add: Extra Specs Charges  I. Add: Misc. Charges  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  M. Interest Payable  M. Maintenance charges due from  N. Buyer Info database balance  P. Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement.	A.	Total sale consideration.	Rs.30,50,000
D. Add: Reg. Charges  Rs.1,83,020/-  Rs. 38,125/-/-  F. Add: Service Tax  Rs.1,18,967/-  G. Add: GST  Rs. 1,444/-  H. Add: Extra Specs Charges  Rs. 5,300 +390 = 5,690/-  J. Less: Amount paid  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  Pres Payable  N Maintenance charges due from  Pres Payable  Rs. 33,190  Rs. 33,190  Rs. 17,323/-  M Maintenance charges due from  Rs. 33,190  Rs. 17,323/-  M Buyer Info database balance  Rs. 33,190  Rs. 17,323/-  Rs. 33,190  Rs. 17,323/-  M Pres Payable  Rs. 33,190  Rs. 17,323/-  M Pres Payable  Rs. 33,190  Rs. 17,323/-  M Maintenance charges due from  Rs. 33,190  Rs. 17,323/-  M Pres Payable  Rs. 33,190  Rs. 17,323/-  M Maintenance charges due from  Rs. 33,190  Rs. 33,190  Rs. 17,323/-  M Maintenance charges due from  Rs. 33,190	B.	Less: Discount for on time payments.	Rs. NIL
E. Add: VAT  Rs. 38,125/-/-  F. Add: Service Tax  Rs. 1,18,967/-  Rs. 1,444/-  H. Add: Extra Specs Charges  Rs. 8,024/-/-  J. Less: Amount paid  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  Pres Ano Rs. Nil  Maintenance charges due from  Rs. 33,190  Rs. 17,323/-  Rs. 33,190  Rs. 33,190  Rs. 33,190  Rs. 33,190  Rs. Nil  M. Interest Payable  Pres No Rs. Nil  Rs. 33,190  Rs. 17,323/-  Rs. 33,190  Rs. 33,190  Rs. 17,323/-  Rs. 33,190	C.		Rs 36,450/-
F. Add: Service Tax  G. Add: GST  Rs. 1,444/-  H. Add: Extra Specs Charges  Rs. 8,024/-/-  Rs. 8,024/-/-  Rs. 5,300 +390 = 5,690/-  J. Less: Amount paid  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  Pres Payable  Pres No  Rs. Nil  Rs. 17,323/-  Rs. 33,190  Rs. Nil  Rs. 17,323/-  Rs. 33,190  Rs. Nil  Rs. 17,323/-  Rs. 33,190	D.	Add: Reg. Charges	Rs.1,83,020/-
G. Add: GST  H. Add: Extra Specs Charges  Rs. 8,024/-/-  Rs. 5,300 +390 = 5,690/-  J. Less: Amount paid  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  Pres No Rs. Nil  Maintenance charges due from  Pres No Rs. 17,323/-  Rs. 33,190  Rs. 17,323/-  Rs. 33,190  Rs. 17,323/-  Rs. 33,190  Rs. 17,323/-  Rs. 33,190	E.	Add: VAT	Rs. 38,125/-/-
H. Add: Extra Specs Charges  Rs. 8,024/-/-  Rs. 5,300 +390 = 5,690/-  J. Less: Amount paid  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  Pyes Payable  Property Payable  Rs. 33,190  Rs. Nil  Property Payable  Rs. 33,190  Rs. Nil  Rs. 17,323/-  Rs. 33,190  Rs. 17,323/-  Rs.	F.	Add: Service Tax	Rs.1,18,967/-
I. Add: Misc. Charges  Rs. 5,300 +390 = 5,690/-  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  Pyes Payable  Pyes No  Rs. Nil  Pyes No  Rs. Nil  Pyes No  Rs. Nil  Rs. 17,323/-  Pyes No  Rs. 33,190  Rs. Nil  Rs. 17,323/-  Rs. 33,190  Rs. 17,323/-  Rs. 23,190  Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	G.	Add: GST	Rs. 1,444/-
J. Less: Amount paid  Rs. 33,35,630/-  K. Balance amount Due  Rs. 33,190  L. Refund  Pres No Rs. Nil  Pres No Rs. Nil  Pres No Rs. Nil  Pres No Rs. 17,323/-  Pres January 2018  Rs. 33 190  Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	H.	Add: Extra Specs Charges	Rs. 8,024/-/- Subject to approx
K. Balance amount Due  Rs. 33,190  L. Refund  Yes No Rs. Nil  M. Interest Payable  Yes No Rs- 17,323/-  M Maintenance charges due from  1st January 2018  N Buyer Info database balance  Rs. 33,190  O Tally balance  Rs. 33,190  Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	<b>I.</b> ,	Add: Misc. Charges	Rs. 5,300 +390 = 5,690/-
L. Refund	J.	Less: Amount paid	Rs.33,35,630/-
M. Interest Payable  M. Interest Payable  M. Maintenance charges due from  M. Maintenance charges due from  O Tally balance  Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	K.	Balance amount Due	Rs. 33,190
M Maintenance charges due from  N Buyer Info database balance  O Tally balance  Rs. 33 90  Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	L.	Refund	☐ Yes 77 No Rs. Nil
M Maintenance charges due from  N Buyer Info database balance  O Tally balance  Rs. 33 90  Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	M.	Interest Payable	□ Yes □ No Rs-17,323/- not finali
O Tally balance Rs. 33, 90  Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	M	Maintenance charges due from	1st January 2018
Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee	N	Buyer Info database balance	Rs. 33 190
P Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement.	0	•	1 25.1901 —
	P	Remarks: Corpus fund & advance 6 months added in the above statement	maintenance charges & Membership fee

	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 1st 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: Managing Partners Accountant<sub>i</sub> Samba Siya Rao Date: 20 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.