

SALE DEED AUTHORIZATION FORM

Project	M/S.NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	Dr. A. RAMACHANDRAN		
Flat / Bungalow No.	79	Area	2255.00
Land Area	175.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	48,00,000
B	Add : Stamp duty & registration charges, Mutation exp	2,93,300
C	Add: Service Tax and VAT @ 1.25	60,000
D	Add: ST @ 4.5%	2,16,000
E	Total Taxes (B + C + D)	5,69,300
F	Total amount payable (A+E)	53,69,300
G	Total Amount Paid	46,82,000
H	Balance Amount Payable (F-G)	6,87,300

K	Sale Deed Value	48,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	35,00,000	33,00,000	2,00,000
N	Own contribution (including taxes)	18,69,300	13,82,000	4,87,300

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		4,87,300	<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:

#1,00,000/- on time payment discount given
Extra Spectrs refund approximately: 3,00,000/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		20/11/17	20/11/17





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: 03/11/18

LETTER OF POSSESSION

To,
Mrs. Angalena Ramachandran & Dr. A. Ramachandran
Flat No. 201, Brundavan Apartments,
St. No. 6, Lane No. 3, Karteekeya Nagar,
Nacharam, Hyderabad - 500 076

Sub: Letter of Possession for villa no. 79 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 villa 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: ANGALENA-R. / Dr. A. RAMACHANDRAN

Date: _____



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ANNEXURE -A

Date: 19/12/12

NO DUE CERTIFICATE

To,
Mrs. Angalena Ramachandran & Dr. A. Ramachandran
Flat No. 201, Brundavan Apartments,
St. No. 6, Lane No. 3, Karteekeya Nagar,
Nacharam, Hyderabad - 500 076

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of villa no.79 in our project known as Nilgiri Estate situated at Survey no. 100/2, of Rampally Village, Keesara Mandal, Ranga Reddy District.

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of villa.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.



Accepted & confirmed:

Signature: 

Name: ANGALENA R / DR A R RAMACHANDRAN

Date: _____

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 19/12/17

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

Dear Sir,

I am the owner of villa no. 79 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 enrol me as a member of the 'Nilgiri Estate Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrolment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

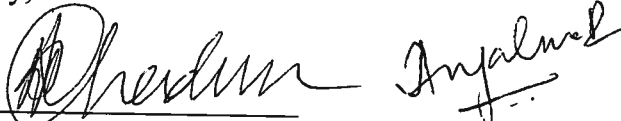
I agree to pay maintenance charges from the month of January 2018 at the applicable rate prescribed by the association.

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:



Name:

Dr. Ramchandan Anjalena

Address for correspondence:

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Letter of confirmation

From,
Mrs. Angalena Ramachandran & Dr. A. Ramachandran
Flat No. 201, Brundavan Apartments, St. No. 6,
Lane No. 3, Karteekeya Nagar, Nacharam,
Hyderabad - 500 076,

Date:

19/12/12

To,
The Managing Partner,
M/s. Nilgiri Estates,
5-4-187/3 & 4, II Floor, Soham Mansion,
M. G. Road, Secunderabad – 500 003.

We have purchased a villa from you, the details of which are given under:

Villa no.: 79
Housing Project Name: Nilgiri Estates
Address: Sy. Nos. 100/2, Rampally Village, Keesara Mandal, Keesara, Ghatkesar Mandal,
Ranga Reddy District
Developer: Nilgiri Estate
Agreement of sale dated: 28-08-2015.
Sale deed date and document no.:

I/We hereby confirm the following:

1. The said villa was inspected and it has been completed in all respects. All fixtures and furniture have been provided.
2. After inspecting the said villa, we have provided a list of minor construction defects to the Developer in writing. The Developer has agreed to rectify the defects, that fall within its scope of work within 15 days.
3. All accounts are deemed to have been settled. There are no dues payable to the Developer or any refund receivable from the Developer. (a separate No dues certificate is attached as Annexure –A herein).
4. We have no claim of whatsoever nature against the Developer.
5. The possession of the said villa has been handed over to us or deemed to be handed over. A separate Letter of Possession is attached as Annexure –B herein.
6. We have no objection to any development being carried out by the Developer in and around the said villa.
7. We have no objection to change in design of the housing project including other villas in the same project.
8. We have no objection to the project being merged with other projects being developed by the Developer and sharing the common amenities with such future development.
9. We have no objection to any access road being provided from the project to other lands in the vicinity of the project (a separate NOC attached as Annexure –C herein).
10. We have become members of the Owners Association in charge of the maintenance of the project by signing the membership enrolment form which is attached herein as Annexure –D.

11. We agree to pay the Owners Association monthly maintenance charges regularly. We further agree to pay enhanced monthly maintenance charges as increased from time to time.
12. The basic common amenities and utility services required for occupation of the said villa have been provided by the Developer. We are aware that other amenities like clubhouse, swimming pool, roads, parks, compound wall, gates, etc. are being developed in phases and these amenities shall be completed at the time of completion of the other villas. We shall not raise any objection on this count.
13. We are aware of the restrictions on use and alteration of the said villa and agree to abide by them. We further agree to not make any alterations that may affect the external appearance of the buildings in the project.
14. We agree not to store furniture and fixtures in the common passages or areas of the project. We further agree not to install air-conditioners, grills, gates, etc., that may affect the external appearance of the buildings in the project.
15. We are aware that the total sale consideration paid for the said villa does not include the cost of providing water through government/ quazi government authorities like the water board, municipal corporation, municipality, grampanchayat, etc. These charges shall be payable extra as and when the water connection is being provided by such a government/ quazi government body on a pro-rata basis.
16. We have received the duly signed application for transfer of the electric power connection in our name from the Developer. It shall be our responsibility to get the name transferred.
17. We undertake to assess the said villa for the purposes of the property tax at our cost and shall pay the property taxes regularly. The Developer shall not be liable to pay property tax for the said villa.
18. We agree to abide by and follow all rules and restrictions laid down by respective statutory authorities in relation to the project like defence services, AAI, UDA, Municipality, fire department, Grampanchayat, govt. bodies, environment board, etc.
19. We agree to raise complaints related to defect in construction or other complaints related to the project which are to be addressed to the Developer only through its website (www.modiproperties.com). We agree to not make any oral complaints.
20. We have received a copy of the title documents, permit for construction, copy of the bye-laws of the Association, etc.
21. We are aware that as per law the Developer is required to collect charges like VAT, service tax, GST, etc., and remit the same to the government from time to time, as a consolidated amount, after claiming input credits, if any. Therefore, it may not be possible for the Developer to produce proof of payment of such taxes to the government related to a specific flat. We agree to not raise objections on this count.

Thank You.

Yours sincerely,



Mrs. Angalena Ramachandran & Dr. A. Ramachandran

ANNEXURE - C

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 villa or the layout in the project known as 'Nilgiri Estate' situated at Sy. Nos. 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: _____



Dr. A. RAMESH CHANDRA MURTHY

Name: _____



ANJALI

Date: _____

Details of my villa:

1. Villa no.: 79
2. Sale deed date: 25-11-2017
3. Sale deed document no. 9805/17





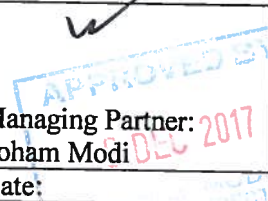
Authorization form for handing over the possession of Villa in 'Nilgiri Estate'

Villa / Flat No.	79
Name of Buyer	Dr. A. RAMACHANDRAN

A.	Total sale consideration.	Rs.48,00,000/-
B.	Less: Discount for on time payments.	Rs. 1,00,000/-
C.	Less: Other discounts	Rs.NIL
D.	Add: Reg. Charges	Rs.2,88,000/-
E.	Add: VAT	Rs. 60,000/-
F.	Add: Service Tax	Rs.1,95,220/-
G.	Add : GST	Rs. Nil
H.	Add: Extra Specs Charges	Rs.(1,38,423) ✓
I.	Add: Misc. Charges	Rs. 5,300 +390 = 5,690/-
J.	Less: Amount paid	Rs.51,10,487/-
K.	Balance amount Due	Rs. Nil
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs- 8,820
M	Maintenance charges due from	1 st January 2018
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected .	

	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	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 19/12/17	Date: 19/12/17	Date: 19/12/17	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.