

SALE DEED AUTHORIZATION FORM

Project	M/S. NILGIRI ESTATES - NILGIRI ESATE		
Buyer Name	MR. VIJAYA LAKSHMI RAMAKRISHNA BALLAL		
Flat / Bungalow No.	51	Area	175
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	32,50,000
B	Add : Stamp duty & registration charges and mutation exp	2,00,500
C	Add: Service Tax @4.5%	1,21,250
D	Add: VAT @1.25%	40,625
E	Total Taxes (B + C + D)	3,62,375
F	Total amount payable (A+E)	36,12,375
G	Total Amount Paid	30,23,375
H	Balance Amount Payable (F-G)	5,89,000

I	Sale Deed Value	32,50,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	30,00,000	24,11,000	5,89,000
L	Own contribution (including taxes)	6,12,375	6,12,375	-

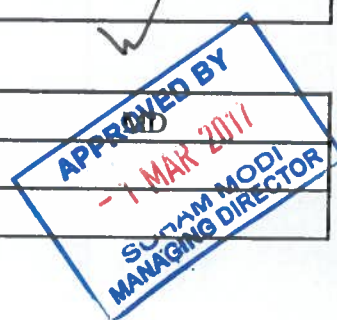
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Own contribution		-	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount		5,89,000	Security cq.received
			Not required
			✓ 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	28/2/17	28/2/17	28/02/17


APPROVED BY
 - 1 MAR 2017
 SUDHAM MODI
 MANAGING DIRECTOR





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

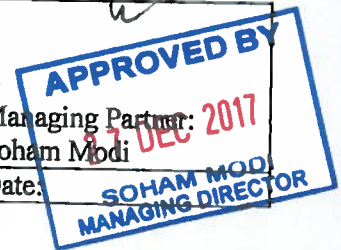
Villa / Flat No.	51
Name of Buyer	Vijaya Laxmi

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.1,38,166/-
G.	Add : GST	Rs. NA
H.	Add: Extra Specs Charges	Rs. (36,394)
I.	Add: Misc. Charges	Rs. 5,300 +390 +17,550 = 23,240/-
J.	Less: Amount paid	Rs.35,69,625/-
K.	Balance amount Due	Rs.Nil/-
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 8,938
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs- (32,529)
M	Maintenance charges due from	1 st January 2018
N	Buyer Info database balance	Rs. (-) 8,988/-
O	Tally balance	Rs. (-) 8,988/-
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement..	

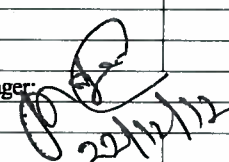

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 st January 2018)	✓
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
5.	Corpus fund collected	✓
6.	VAT / Service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

Authorized by:

 K. Krishna Prasad Date: 22/12/17	 Accountant Date: 23/12/17	 Samba Siva Rao Date: 23/12/17	 Managing Partner: Soham Modi Date: 27 DEC 2017
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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.

Interest calculation for delayed payments.						
Project Name	Nilgiri estates					
Flat no.	51					
Customer Name	Vijayalaxmi					
Booked by	Raj					
Prepared by	kp					
Date	13-12-2017					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
17-Jan-16	25000	Booing Amount	-	-	-	25,000
27-Jan-16	-25000	Booking AMount	10	25,000	123	-
01-Feb-16	200000	Is installment	5	-	-	2,00,000
02-Feb-16	-200000	payment received	1	2,00,000	99	-
01-Mar-16	454000	lind Installment	28	-	-	4,54,000
05-Mar-16	-454000	Payment Received	4	4,54,000	896	-
13-Apr-16	-772000	Payment Received	39	-	-	(7,72,000)
08-May-16	772000	On Completion Of Footings&Plinth Beam	25	(7,72,000)	(9,518)	-
18-May-16	24614	Service Tax	10	-	-	24,614
31-May-16	-770000	Payment Received	13	24,614	158	(7,45,386)
10-Jun-16	770000	On Completion of RCC Structure	10	(7,45,386)	(3,676)	24,614
05-Aug-16	67077	Service Tax	56	24,614	680	91,691
30-Nov-16	415000	on Completion of Brick work and plastering	117	91,691	5,290	5,06,691
09-Dec-16	-415000	Payment Received	9	5,06,691	2,249	91,691
09-Feb-17	18675	service tax	62	91,691	2,803	1,10,366
28-Feb-17	-387375	Payment Received	19	1,10,366	1,034	(2,77,009)
04-Mar-17	5300	Reg,Doc,Ec Exp	4	(2,77,009)	(546)	(2,71,709)
04-Mar-17	17200	Franklin Charges	-	(2,71,709)	-	(2,54,509)
04-Mar-17	350	Frankling User Charges	-	(2,54,509)	-	(2,54,159)
06-Mar-17	-400000	Payment REceived	2	(2,54,159)	(251)	(6,54,159)
06-Mar-17	-16250	Payment REceived	-	(6,54,159)	-	(6,70,409)
30-Mar-17	40625	Vat	24	(6,70,409)	(7,935)	(6,29,784)
30-Mar-17	195000	Reg Exp	-	(6,29,784)	-	(4,34,784)
31-Mar-17	27630	Service Tax	1	(4,34,784)	(214)	(4,07,154)
13-May-17	-130000	Payment Received	43	(4,07,154)	(8,634)	(5,37,154)
30-Jun-17	414000	On Completion of Flooring Bathroom Tiles,Etc	48	(5,37,154)	(12,715)	(1,23,154)
30-Aug-17	200000	On Completion	61	(1,23,154)	(3,705)	76,846
21-Sep-17	-36393	Extra specs refund	22	76,846	834	40,453
16-10-2017	-40453	Payment receivable	25	40,453	499	-
Approx Interest Payable					(32,529)	
Note:						
Column A, B & C: Enter Installemnts & payments received						
Column B: Enter receivables as positive amounts & payments received as negative amounts.						
Cloumns D to G: Do not change.						
Sort columns A , B & C in accending order.						
Calculate sum of Installments / Payments & Interest						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager: 				Signature of M.D. 		
Date: 22/12/17				Date: 27 DEC 2017		