


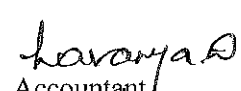
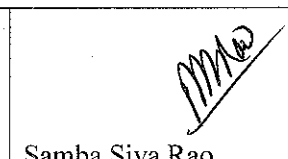
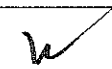
Authorization form for handing over the possession of villa in 'Nilgiri Estate'

Villa / Flat No.	60
Name of Buyer	V.RAM SAGAR

A.	Total sale consideration.	Rs. 30,50,000
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,83,000
E.	Add: VAT	Rs. 38,125
F.	Add: Service Tax	Rs. 1,24,015
G.	Add : GST	Rs 2,104
H.	Add: Extra Specs Charges	Rs.11,690
I.	Add: Misc. Charges	Rs. 5,300 +390 +25,000= 30,690/-
J.	Less: Amount paid	Rs.34,13,685
K.	Balance amount Due	Rs. 25,939 26,029/-
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 25,000
M	Maintenance charges due from	1 st May 2018
N	Buyer Info database balance	Rs. 26,029/-
O	Tally balance	Rs. 26,029/-
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	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected (from 1 st May 2018)	<input checked="" type="checkbox"/>
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5.	Corpus fund collected	<input checked="" type="checkbox"/>
6.	VAT / Service Tax charged on other amounts	<input checked="" type="checkbox"/>

Authorized by:

 K. Krishna Prasad Date: 4/8/18	 Savanya Accountant Date: 4/8/18	 Samba Siva Rao Date: 4/8/18	 APPROVED BY Managing Partner: Soham Modi Date: 06 AUG 2018 SOHAM MODI 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.

SALE DEED AUTHORIZATION FORM

Project	M/S.NILGIRI ESTATES - NILGIRI ESTATE		
Buyer Name	MR. V. RAM SAGAR		
Flat / Bungalow No.	60 61	Area	1215
Land Area	175.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no.	

Payment & Agreement Details:

A	Total Sale Consideration	30,50,000
B	Add : Stamp duty & registration charges, Mutation exp	1,88,300
C	Add: Service Tax @ 22,93,750 @ 5.75%	1,31,891
D	Add: GST on 7,56,250 @12%	90,750
E	Total Taxes (B + C + D)	4,10,941
F	Total amount payable (A+E)	34,60,941
G	Total Amount Paid	31,57,435
H	Balance Amount Payable (F-G)	3,03,506

K	Sale Deed Value	30,50,000
L	Construction Contact value	-

		Total amount	amount paid	balance amount
M	Housing Loan Sanctioned	24,25,000	21,68,750	2,56,250
N	Own contribution (including taxes)	10,35,941	9,88,685	47,256

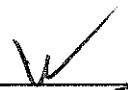
Security Cheque Details:

	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		47,256	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		2,56,250	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	havya	Accountant	CR Manager	Prabhakar Reddy
Sign	havya			
Date	21/9/17			


MD
APPROVED BY
22 SEP 2017
SUHAM MULI
MANAGING DIRECT