

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	21,68,750	2,56,250
N	Own contribution (including taxes)	9,88,685	47,256


Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
Own contribution		47,256	Collect cq.at the time of registration
Balance HL Amount		2,56,250	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Prabhakar Reddy
Sign	<i>[Signature]</i>
Date	21/9/17


APPROVED BY
 MD
22 SEP 2017
 SOHAG MUJJI
 MANAGING DIRECTOR

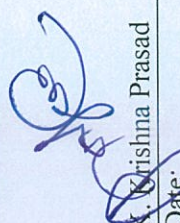


Authorization form for handing over the possession of villa in 'Nilgiri Estate'

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. <u>25,939</u> <u>26,029/-</u>
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. 25,000
M	Maintenance charges due from	1 st May 2018
N	Buyer Info database balance	Rs. <u>26,029/-</u>
O	Tally balance	Rs. <u>26,029/-</u>
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:

		
Krishna Prasad Accountant	Samba Siva Rao Date: <u>4/8/18</u>	Managing Partner: Soham Modi Date: <u>06 AUG 2018</u>
		APPROVED BY 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.