

**SALE DEED AUTHORIZATION FORM**

Project	M/S. NILGIRI ESTATES - NILGIRI ESTATES		
Buyer Name	MS. D. ASIHWARYA VALLI		
Flat / Bungalow No.	81	Area	1175.00
Land Area	184.00		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	31,00,000
B	Add : Stamp duty & registration charges, Mutation exp	7,800
C	Add: Service Tax & VAT @ 4.5%	1,86,000
D	Add: GST @ 12%	1,93,800
E	Total Taxes (B + C + D)	32,93,800
F	Total amount payable (A+E)	30,55,000
G	Total Amount Paid	2,38,800
H	Balance Amount Payable (F-G)	

K	Sale Deed Value	15,50,000
L	Construction Contact value	15,50,000

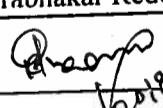
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	32,93,800	30,55,000	2,38,800

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		2,38,800	Security cq.received
			Not required
Balance HL Amount			Collect cq.at the time of registration
		-	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:


Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	<b>APPROVED BY</b>  9/10/2018 <b>SULHAM MODI</b> MANAGING DIRECTOR
Sign	<i>Lavanya</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date				

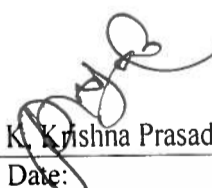



**Authorization form for handing over the possession of villa in 'Nilgiri Estate'**

Villa No.	81
Name of Buyer	Mrs. D. VIJAYA LAXMI

A.	Total sale consideration.	Rs. 31,00,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,08,500
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add : GST	Rs. 2,79,000 + 2,889 = 2,81,889
H.	Add: Extra Specs Charges	Rs. 16,050
I.	Add: Misc. Charges	Rs. 7,800 + 390 = 8,190 + 23.60/- Bank charges
J.	Less: Amount paid	Rs. 34,95,000
K.	Balance amount Due	Rs. (9,629) 19,653/-
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 26,779 - Subject for MD's approval
M	Maintenance charges due from	1 <sup>st</sup> January 2019
N	Buyer Info database balance	Rs. 19,653/-
O	Tally balance	Rs. 19,653/-
P	Remarks:	
	Corpus Fund of Rs.30,000/- , Maintenance charges @ Rs.1,500/- p,m & Membership fee @ Rs.50/- to be collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected	✓
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:	 Karanp. D Accountant Date: 12/12/18	 Samba Siva Rao Date: 13/12/18	 Managing Partner Soham Modi Date:
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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.