

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

Villa No.	45
Name of Buyer	GURU PRASAD RAO

A.	Total sale consideration.	Rs. 32,50,000
B.	Less: Discount for on time payments.	Rs. 75,000
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. 1,39,491/-
G.	Add : GST	Rs. NIL +2810=2810
H.	Add: Extra Specs Charges	Rs. 15,610
I.	Add: Misc. Charges	Rs. 5,300 +390+30,000+9,000+50=44,740/-
J.	Less: Amount paid	Rs. 36,37,375
K.	Balance amount Due	Rs. NIL
L.	Refund	☒ Yes ☐ No Rs. 24,090/-
M.	Interest Payable	☐ Yes ☐ No Rs. (3,375)
M.	Maintenance charges due from 1 st December 2017	
N.	Buyer Info database balance	Rs. (124,090/-)
O.	Tally balance	Rs. (124,090/-)
P.	Remarks:	
	Corpus fund Rs.30,000/-, 6 months advance maintenance charges @ Rs.1,500/- p.m & Membership fee Rs.50/- are 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 Dec17 to May '18)	
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
5.	Corpus fund collected (Amount Rs.30,000/-)	
6.	VAT / Service Tax charged on other amounts	

Authorized by:

Date: 31/11/17	K. Krishna Prasad	Date: 4/11/2017	Accountant	Date: 4/11/17	Samba Siva Rao	Date: 4/11/17	Managing Partner: Soham Modi
----------------	-------------------	-----------------	------------	---------------	----------------	---------------	------------------------------



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.