

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

Villa No.	166
Name of Buyer	Dr. SANTOSH TIWARI

A.	Total sale consideration.	Rs. 52,00,000
B.	Less: Discount for on time payments.	Rs. 50,000
C.	Less: Other discounts-	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,82,024
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add : GST	Rs. 4,68,000 + 1,404 = 4,69,404
H.	Add: Extra Specs Charges	Rs. (-7,876)
I.	Add: Misc. Charges	Rs. 7,800 + 390 + 115 = 8,305
J.	Less: Amount paid	Rs. 55,58,800 + 2,24,844 = 57,83,644
K.	Balance amount Due	Rs. 18,213
L.	Refund	☐ Yes ☒ No Rs. NIL
M.	Interest Payable	☒ Yes ☐ No Rs. 7,122/- <i>Subject for MDSR</i>
M	Maintenance charges due from	1 st December 2019 <i>30.11.2020</i>
N	Buyer Info database balance	Rs. 18,213/-
O	Tally balance	Rs. 18,213/-
P	Remarks:	

Approval

	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 December 2019	☒
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: 20/11/19	 Accountant Date: 20/11/19	 Samba Siva Rao Date: 20/11/19	 Managing Partner: Soham Modi Date: 18 OCT 2019 SOHAM MODI MANAGING DIRECTOR
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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.