

Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat /Villa No.	116
Name of Buyer	SYED ASHFRAHUDDIN

A.	Total sale consideration.	Rs. 13,37,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL.
D.	Add: Reg. Charges*	Rs. Mortgage flat
E.	Add: VAT	Rs. 5,313
F.	Add: Service Tax	Rs. 19,125
G.	Add: GST	Rs. 1,09,440
H.	Add: Extra Specs Charges	Rs. NIL
I.	Add: Misc. Charges	Rs. NIL
J.	Less: Amount paid	Rs. 13,77,500 +93,878=14,71,378
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.500
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.4,651 <i>Not finalised</i>
M	Maintenance charges due from	1 st May 2019
N	Buyer Info database balance	Rs. NIL
O	Tally balance	Rs. NIL
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (rs. 4,860) collected	
	Membership fee Rs.50/- collected.	
	*Registration, doc. Charges & stamp paper charges will pay at the time of registration.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected	<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:

<i>[Signature]</i> K. Krishna Prasad Date: 19/2/19	<i>[Signature]</i> Accountant Date: 22/2/19	<i>[Signature]</i> Samba Siva Rao Date: 22/2/19	<i>[Signature]</i> Managing Partner: Soham Modi Date: APR 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.

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. Paramount Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	C-116	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Lift & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	13,37,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	158	N A	
Sale Deed value	13,37,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.10.2018	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar	Approved by
Sign:	Sign:	Sign:	Sign:
Date: 6/3/17	Date: 06/03/17	Date: 06/03/17	Date: 06/03/17

APPROVED BY

06 MAR 2017
SOHAM MODI
MANAGING DIRECTOR