

Sale Agreement Authorization Form- PMR-II

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. | 307 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Land area (sq. yds.) | 46.29 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Built-up-area (sft) | 1010 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Car Parking No | Single | <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 | Open to sky & Lift | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| East | Open to sky | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| West | 6'-6" wide corridor | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Total sale Consideration | 21,51,500/- | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| PPT No. | 13A | N A | |
| Discount (in Rs. per sft.) | 150/- per sft | N A | |
| On time payment discount ((in Rs. per sft.) | 75/- per sft | | |
| Total Discount (in Rs. per sft.) | 225/- per sft | | |
| Sale Consideration Calculation | Check booking form with price list | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Sale Deed value | 21,51,500/- | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Construction contract value | — | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Installments | Check with booking form. | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Date of completion | 30.11.2015 | <input type="checkbox"/> Yes <input type="checkbox"/> No | |
| Remarks | | | |
| | | | |
| | | | |
| Prepared by Ch. Venkat Ramana Reddy | Checked by (K. Krishna Prasad): | Checked by (Accountant): E. Navaneetha | Approved by (MD): |
| Sign: | Sign: | Sign: | Sign: |
| Date: 19/6/15 | Date: 19/6/15 | Date: 19/6/15 | Date: 19 JUN 2015 |

APPROVED BY
19 JUN 2015
SOHAM MOOL
MANAGING DIRECTOR

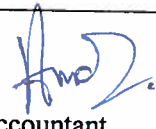
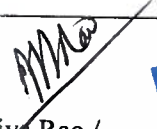

Authorization form for handing over the possession of Flat in 'Paramount Avenue'

| | |
|---------------|-----------------------|
| Flat No. | 307 |
| Name of Buyer | Mr. Anshuman Deshmukh |

| | | |
|----|--|--|
| A. | Total sale consideration. | 21,51,500 |
| B. | Less: Discount for on time payments. | 75,750 |
| C. | Less: Other discounts | NIL |
| D. | Add: Reg. Charges | 1,29,100 |
| E. | Add: VAT | 26,894 + 560 = 27,454 |
| F. | Add: Service Tax. | 76,744 + 674 = 77,418 |
| G. | Add: Extra Specs Charges (revised) | 11,200 |
| H. | Add: Misc. Charges | 4,300 + 390 + 15,000 + 6,060 + 50 + 152 = 25,952 |
| I. | Less: Amount paid | 22,99,276 |
| J. | Add: Interest Amount to be charged | NIL |
| K. | Balance amount Due | 47,598 |
| L. | Refund if any | NIL |
| | Remarks: | |
| | 1) Corpus fund Rs.15,000/- included in the above statement. | |
| | 2) Initial 6 maintenance charges included in the above statement.(Rs.6,0 60/-) . | |
| | 3) Membership fee Rs.50/- included in the above statement. | |
| M | Interest Amount as calculated | (-) 25,314 |
| N | Service Tax paid to department | |
| O | Service Tax security deposit to be collected | |
| P | Maintenance charges due from | April 2016 @ Rs.1.00 per sft. |

| | Check List | Yes / No |
|----|--|----------|
| 1. | Buyer has been informed that Maintenance Charges are due from date of completion & not occupation. | |
| 2. | Buyer has signed the Association Membership Form. | |
| 3. | No Due Certificate signed | |
| 4. | 6 PDC for Maintenance Charges collected | |
| 5. | Buyer has signed Electricity Transfer form & Affidavit on stamp paper | |
| 6. | Service Tax Undertaking collected | |

Authorized by:

| | | | |
|------------------------------|---|---|--|
| K. Krishna Prasad |  Accountant |  Samba Siva Rao / Jayaprakash |  Managing Partner: Soham Modi SUSHAM MODI MANAGING DIRECTOR |
| Date: 13/4/16 | Date: 13/04/16 | Date: 13/4/16 | |

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.