

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

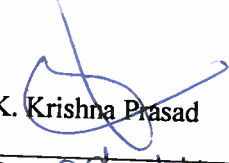
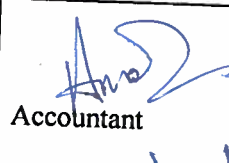


Flat No.	305
Name of Buyer	Mrs. K. SWAROOPA RANI

A.	Total sale consideration.	19,50,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	1,17,000
E.	Add: VAT	24,375 + 1918 = 26,293
F.	Add: Service Tax.	61,892 + 1669 = 63,561
G.	Add: Extra Specs Charges (revised)	38,358
H.	Add: Misc. Charges	4,300 + 156 + 390 + 15,000 + 6,060 + 50 + 152 + 185 = 26,293
I.	Less: Amount paid	22,02,562
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	18,943
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.6,060/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M	Interest Amount as calculated	1,808/-
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.

Subject to MD's Approval

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 Director Soham Modi
Date: 28/4/16	Date: 28/04/16	Date: 28/4/16	Date: 28/4/16

APPROVED BY
9 APR 2016
SOHAM MODI
MANAGING DIRECTOR

- 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.	A-305	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	19,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	101	N A	
Discount (in Rs. per sft.)	-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	-		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	19,50,000/-	<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	31.12.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 18/6/13	Date: 18/6/13	Date: 18/6/13	Date: 18/6/13

APPROVED BY
 17 JUN 2013
 SOHAM MODI
 MANAGING DIRECTOR