

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

Flat No.	705
Name of Buyer	V.JAYA CHANDRA / SREE DIVYA

A.	Total sale consideration.	22,27,750
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts- Free registration, vat, stamp duty & service tax	2,46,770
D.	Add: Reg. Charges	1,33,680
E.	Add: VAT	27,847 +39 =27,886
F.	Add: Service Tax.	80,756+35+187=80,978
G.	Add: Extra Specs Charges (revised)	783
H.	Add: Misc. Charges	4,300 + 390 + 152+185+85 =5,112
I.	Less: Amount paid	22,27,750
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	1699/-
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.15,000/- to be collected..		
2) 9 monthly maintenance charges to be collected. (Rs 9,090/-).		
3) Membership fee Rs.50/- to be collected.		
M	Interest Amount as calculated	47,794 <i>not finalized</i>
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 Sir Approval

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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:

<i>K. Krishna Prasad</i> K. Krishna Prasad Date: <i>10/06/16</i>	<i>Amo2</i> Accountant Date: <i>10/06/16</i>	<i>Samba Siva Rao</i> Samba Siva Rao / Jayaprakash Date: <i>10/06/16</i>	<i>APPROVED BY</i> <i>10 JUN 2016</i> Managing Partner Soham Mohan <i>MANAGING DIR.</i> Date: <i>10/06/16</i>
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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.	705	<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	<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	22,27,750/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)	146 225/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	225/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	22,27,750/-	<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	31.03.2016	<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 (MD):
Sign:	Sign:	Sign:	Sign:
Date: 5/1/15	Date: 5/1/16	Date: 05/1/16	Date: 16 JAN 2016

APPROVED BY
16 JAN 2016
SOHAM MUDI
MANAGING DIRECTOR