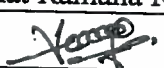

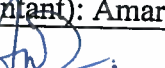



Sale Agreement Authorization Form- PMR-II

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.	719	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840	<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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor & Open to sky	<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 (as per declaration form)	20,14,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	161	N A	
Sale Deed value	2014,000/-	<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	30.09.2018	<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 (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 30/11/17	Date: 30/11/17	Date: 30/01/17	Date: 11 JAN 2017

APPROVED BY
11 JAN 2017
SOHAM MOULI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MS. VALLAM NAVEENA		
Flat / Bungalow No.	719	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	16,38,000
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	6,589
D	Add: GST @ 12%	1,33,308
E	Total Taxes (B + C + D)	1,44,197
F	Total amount payable (A+E)	17,82,197
G	Total Amount Paid	16,38,000
H	Balance Amount Payable (F-G)	1,44,197

K	Sale Deed Value	16,38,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			
N	Own contribution (including taxes)	17,82,197	16,38,000	1,44,197

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		1,44,197	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount		-	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

NAVEEN - STAFF - STAFF DISCOUNT DEDUCTED FROM SALE CONSIDERATION I.E., 17,64,000-1,26,000 = 16,38,000 FINAL SALE CONSIDERATION

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>Vedavathi</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	13/10/18	13/10/18	13/10/2018

APPROVED BY

13 OCT 2018
SOHAM MUDI
MANAGING DIRECTOR

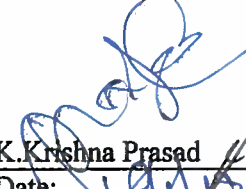
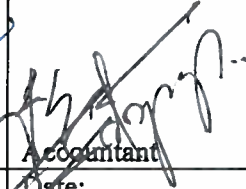
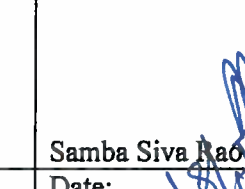

Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat /Villa No.	719
Name of Buyer	NAVEENA

A.	Total sale consideration.	Rs. 16,38,000
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. NIL
E.	Add: VAT	Rs. 6,589
F.	Add: Service Tax	Rs. 23,720
G.	Add: GST*	Rs. 1,33,308+1,188 =1,34,496
H.	Add: Extra Specs Charges	Rs. 6,600
I.	Add: Misc. Charges	Rs. 4,300 + 390 =4,690/-
J.	Less: Amount paid	Rs. 16,38,000
K.	Balance amount Due	Rs. 1,76,095
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No / Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No / Rs.44,788
M	Maintenance charges due from	1 st July 2019
N	Buyer Info database balance	Rs. 1,76,095/-
O	Tally balance	Rs. 1,76,095/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) collected	
	Membership fee Rs.50/- collected.	
	*GST has calculated @12% on Rs.11,10,900/-	

	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:

 K. Krishna Prasad Date: 18/5/19	 Accountant Date: 18/5/19	 Samba Siva Rao Date: 18/5/19	 Managing Partner Soham Modi Date: 18/5/19
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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.

