

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

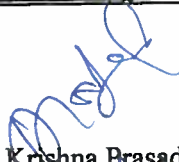


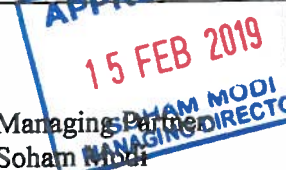
Flat /Villa No.	728
Name of Buyer	ANIL KUMAR

A.	Total sale consideration.	Rs. 21,40,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST-8%	Rs. 1,71,200 + 1,026=1,72,226 ✓
H.	Add: Extra Specs Charges	Rs. 5,700 <i>Subject to approval</i>
I.	Add: Misc. Charges	Rs. 4,300 +390=4,690
J.	Less: Amount paid	Rs. 21,01,200
K.	Balance amount Due	Rs. 2,21,416
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. (3,812)
M	Maintenance charges due from	1 st March 2019
N	Buyer Info database balance	Rs. 2,21,416 ✓
O	Tally balance	Rs. 2,21,416 ✓
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month to be collected	
	Membership fee Rs.50/- collected.	

PMAY Scheme

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected	✓
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
5.	Corpus fund collected	✓
6.	VAT / Service Tax charged on other amounts	✓

Authorized by:

 K. Krishna Prasad Date: 12/2/19	 Vedantini Accountant Date: 12/2/19	 Samba Siva Rao Date: 12/2/19	 15 FEB 2019 Managing Director 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.

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	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Flat no.	728	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Schedule of flat	Check with booking form.	<input 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	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 (as per declaration form)	21,40,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	187	N A		
Sale Deed value	21,40,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Construction contract value	—	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Installments	Check with booking form.	<input 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):	AOS signed by Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 9/6/18	Date: 9/6/18	Date: 11/6/18	Date:	Date: 11.6.18

Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
- Gaurang Mody to check the above before signing the Agreement of Sale.



SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. ANIL SURYAKANTH KAMUN		
Flat / Bungalow No.	728	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	21,40,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 8%	1,71,200
E	Total Taxes (B + C + D)	1,75,700
F	Total amount payable (A+E)	23,15,700
G	Total Amount Paid	2,25,000
H	Balance Amount Payable (F-G)	20,90,700

K	Sale Deed Value	21,40,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	19,05,000	-	17,05,000
N	Own contribution (including taxes)	4,10,700	2,25,000	1,85,700

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		1,85,700	Not required Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,00,000	Not required Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date				

(Handwritten signatures and dates)
 28/6/18