

Sale Agreement Authorization Form

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 type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Flat no.   | 815   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Land area (sq. yds.)                               | 55.46   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Built-up-area (sft)                                | 1210  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Car Parking No                                     |   | <input 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.                    |   | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Schedule of flat                                   |   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Boundaries: North                                  | 6'-6" Wide Corridor   | <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   | Open to sky   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Total sale Consideration (as per declaration form) | 29,85,500/-   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| PPT No.  | 171   |   |                   |
| Sale Deed value                                    | 29,85,500/-   | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Construction contract value                        | —   | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Installments                                       |   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                   |
| Date of completion                                 | 31.08.2018 ✓  | <input type="checkbox"/> Yes <input type="checkbox"/> No            |                   |
| Remarks  |   |   |                   |
|  |   |   |                   |
|  |   |   |                   |
|  |   |   |                   |
| Prepared by<br>: Venkatramana Reddy                | Checked by<br>: K. Krishna Prasad   | Checked by<br>(Accountant): Amar                                    | Approved by (MD): |
| Sign:  | Sign:   | Sign:   | Sign:             |
| Date: 12/8/17                                      | Date: 12/8/17   | Date: 17/08/17  | Date: 17 AUG 2017 |

**APPROVED BY**  
SOHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

|                     |   |                      |                        |
|---------------------|---|----------------------|------------------------|
| Project             | M/S.PARAMONT ESTATES - PARAMOUNT AVENUE |                      |                        |
| Buyer Name          | MR. PAKA GIRI RAJU                      |                      |                        |
| Flat / Bungalow No. | 815                                     | Area                 | 1210.00                |
| Land Area           | 55.46                                   |                      | Semi / Deluxe / Luxury |
| Car Parking No.     |   | 2 wheeler parking no |                        |

**Payment & Agreement Details:**

|   |   |           |
|---|---|-----------|
| A | Total Sale Consideration                              | 28,85,500 |
| B | Add : Stamp duty & registration charges, Mutation exp | 4,300     |
| C | Add: Service Tax & VAT @ 4.5%                         | -         |
| D | Add: GST @ 12%  | 3,46,260  |
| E | Total Taxes (B + C + D)                               | 3,50,560  |
| F | Total amount payable (A+E)                            | 32,36,060 |
| G | Total Amount Paid                                     | 28,85,500 |
| H | Balance Amount Payable (F-G)                          | 3,50,560  |

|   |                            |           |
|---|----------------------------|-----------|
| K | Sale Deed Value            | 28,85,500 |
| L | Construction Contact value |           |

|   |                                    | Total amount | Cheq.released | Balance HL |
|---|------------------------------------|--------------|---------------|------------|
| M | Housing Loan Sanctioned            |              |               | -          |
| N | Own contribution (including taxes) | 32,36,060    | 28,85,500     | 3,50,560   |

**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      |         | 3,50,560 | <input checked="" type="checkbox"/> Security cq.received                   |
|                       |         |          | <input type="checkbox"/> Not required                                      |
| Balance HL Amount     |         | -        | <input checked="" type="checkbox"/> Collect cq.at the time of registration |
|                       |         |          | <input type="checkbox"/> Security cq.received                              |

**Remarks:**

|   |
|---|
| # Original Sale agreement Rs. 29,85,500/- but on time paymnet dicount deducted from Sale deed and shows as Rs. 28,85,500/- same as been approved by MD Sir. |
|---|

**Authorised by:**

|      |            |                    |                    |
|------|------------|--------------------|--------------------|
| Name | Accountant | CR Manager         | Prabhakar Reddy    |
| Sign |            | <i>[Signature]</i> | <i>[Signature]</i> |
| Date |            |                    | 13/02/19           |

**APPROVED BY**  
14 FEB 2019  
SOHAM MOBI  
MANAGING DIRECTOR


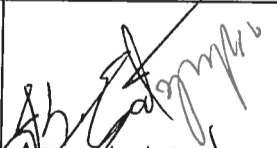


Authorization form for handing over the possession of Flat in 'Paramount Avenue'

|                |                |
|----------------|----------------|
| Flat/Villa No. | 815            |
| Name of Buyer  | PAKA GIRI RAJU |

|    |   |   |
|----|---|---|
| A. | Total sale consideration.   | Rs.29,85,500  |
| B. | Less: Discount for on time payments.                                | Rs.60,500   |
| C. | Less: Spl. Discounts for early payments                             | Rs. 1,00,000  |
| D. | Add: Reg. Charges   | Rs. Paid by customer. ✓   |
| E. | Add: VAT  | Rs.NA   |
| F. | Add: Service Tax  | Rs. NA  |
| G. | Add: GST  | Rs. 3,46,260* + 1,242 =3,47,502   |
| H. | Add: Extra Specs Charges  | Rs. 6,900 ✓   |
| I. | Add: Misc. Charges  | Rs. 4,300 + 390 +400 +<br>20,000(corp.)+10,890(maint)<br>+50(memb)=36,030         |
| J. | Less: Amount paid   | Rs. 32,31,760   |
| K. | Balance amount Due  | Rs. NIL   |
| L. | Refund  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.16,328     |
| M. | Interest Payable  | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.(1,80,019) |
| M  | Maintenance charges due from  | 1 <sup>st</sup> April 2019  |
| N  | Buyer Info database balance   | Rs. (16,328)  |
| O  | Tally balance   | Rs. (16,328)  |
| P  | Remarks:  |   |
|    | Corpus Fund collected   |   |
|    | Maintenance charges collected                                       |   |
|    | Membership fee collected.   |   |
|    | • As per MD sir advice we have collected GST only on Rs.28,85,500/- |   |

|    | 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:

|  |   |  |  |
|--|---|--|--|
| <br>K. Krishna Prasad | <br>Accountant | <br>Samba Siva Rao | <br>APPROVED BY<br>08 MAR 2019<br>Managing Partner:<br>Soham Modi MODI<br>Date: 08/03/19<br>MANAGING DIRECTOR |
| Date: 08/03/19   | Date: 08/03/19  | Date: 08/03/19   |  |

Note: 1. Undate Sale Completed as 'Yes' in the database.