

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

Villa / Flat No.	209
Name of Buyer	K.RAMA DEVI





A.	Total sale consideration.	Rs 21,00,000/- ✓
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. 20,850 ✓
F.	Add: Service Tax	Rs. 74,498 ✓
G.	Add : GST	Rs. 51,840 +2,538=54,378 ✓
H.	Add: Extra Specs Charges	Rs. 14,100 ✓
I.	Add: Misc. Charges	Rs.4,300 +390 =-4,690/- ✓
J.	Less: Amount paid	Rs.22,42,859 ✓
K.	Balance amount Due	Rs. 25,657 ✓
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs .13,949/- Not finalised
M	Maintenance charges due from	1 st Feb '18
N	Buyer Info database balance	Rs. 25,657 / ✓
O	Tally balance	Rs. Dr. 25,657 / ✓
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected.	

- Subject to Approval

Not finalised

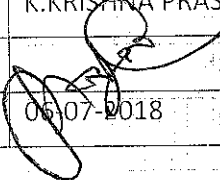
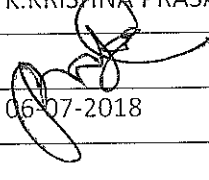
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 st Feb 2018)	✓
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
5.	Corpus fund collected	✓
6.	VAT / Service Tax charged on other amounts	✓

Authorized by:

 K. Krishna Prasad Date: 11/2/18	 Accountant Date: 12/07/18	 Samba Siva Rao Date: 12/2/18	 APPROVED BY Managing Partner: Soham Modu Date: 12/2/18 SOHAM MODU 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.
3. Mention details of eligibility of special offers in remarks column.

Remarks: Interest on delayed payments / on-time payment discount

Project	PME		
Flat/Villa no.	209		
Name:	Rama Devi		
Payment scheme	<input type="checkbox"/> QIS <input checked="" type="checkbox"/> H.L. <input type="checkbox"/> others		
Provided relaxation in payments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Interest as calculated	13,949		
Interest waived	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Charge interest	Rs.NIL		
On-time payment discount offered at the time of booking	Rs. Nil		
Reason for Delay in payments			
Allow on-time payment discount	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Reduce on-time payment discount to			
Remarks: Getting bank loan has delayed so please waive off interest part.			
	Prepared by	Approved by Manager	Approved by MD
Name	K.KRISHNA PRASAD	K.KRISHNA PRASAD	
Sign			
Date	06-07-2018	06-07-2018	

Interest calculation for delayed payments.						
Project Name	Paramount Avenue					
Flat no.	209					
Customer Name	Rama Devi					
Booked by	Lakshmi					
Prepared by	K.P					
Date	06-07-2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
08-Apr-16	25000	Booking Amount	-	-	-	25,000
14-Apr-16	-25000	Booking Amount	6	25,000	74	-
22-Apr-16	-200000	Cheque received	8	-	-	(2,00,000)
23-Apr-16	200000	1st Installment	1	(2,00,000)	(99)	-
07-May-16	315000	2nd Installment	14	-	-	3,15,000
07-May-16	-150000	Cheque Received	-	3,15,000	-	1,65,000
07-Jun-16	-945000	Cheque received	31	1,65,000	2,522	(7,80,000)
08-Aug-16	780000	3rd Installment 7 days from completio	62	(7,80,000)	(23,849)	-
31-Aug-16	58838	Service Tax Q1	23	-	-	58,838
29-Oct-16	-348000	Payment Received	59	58,838	1,712	(2,89,162)
08-Dec-16	348000	4th Intallment 7 days from completion c	40	(2,89,162)	(5,704)	58,838
31-Mar-17	15660	Service Tax for Q4 FY 2016-17	113	58,838	3,279	74,498
20-Jul-17	232000	5th Installment 7 days for completion	111	74,498	4,078	3,06,498
31-Aug-17	27840	GST	42	3,06,498	6,348	3,34,338
03-Oct-17	-296859	Payment Received	33	3,34,338	5,441	37,479
31-Dec-17	200000	on completion	89	37,479	1,645	2,37,479
31-Mar-18	24000	GST for March-2018	90	2,37,479	10,540	2,61,479
17-May-18	-78000	Payment Received	47	2,61,479	6,061	1,83,479
07-Jun-18	-200000	Payment Received	21	1,83,479	1,900	(16,521)
Approx Interest Payable					13,949	

Note:

Column A, B & C: Enter Installments & payments received
 Column B: Enter receivables as positive amounts & payments received as negative amounts.
 Columns D to G: Do not change.
 Sort columns A, B & C in ascending order.
 Calculate sum of Installments / Payments & Interest

Charge interest of Rs. _____ (or) Interest waived
 Allow on-time payment discount _____ (or) Reduce on-time payment discount to Rs. Nil

Signature of Manager

Signature of M.D.

Date

Date

APPROVED BY
13 JUL 2018
SOHAM MOJJI
MANAGING DIRECTOR

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.	209	<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	21,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	150	N A	
Discount (in Rs. per sft.)	103 + 150 (Car Parking)	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	253		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	21,00,000/-	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31-07-2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Mr. Amar	Approved by (MD):
Sign:	Sign:	Sign:	APPROVED BY
Date:	Date: 23/4/16	Date: 23/04/16	Date: 25 APR 2016 SOHAM MODI MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. KURA RAMADEVI		
Flat / Bungalow No.	209	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	21,00,000
B	Add : Stamp duty & registration charges, Mutation exp	1,30,500
C	Add: Service Tax and VAT @ 5.75% on 13,20,000/-	75,900
D	Add: GST @ 12% on 7,80,000/-	93,600
E	Total Taxes (B + C + D)	3,00,000
F	Total amount payable (A+E)	24,00,000
G	Total Amount Paid	19,64,859
H	Balance Amount Payable (F-G)	4,35,141

K	Sale Deed Value	21,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	17,89,859	15,89,859	2,00,000
N	Own contribution (including taxes)	6,10,141	3,75,000	2,35,141

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution			<input checked="" type="checkbox"/> Security cq.received
		2,35,141	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount			<input checked="" type="checkbox"/> Security cq.received
		2,00,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>		<i>[Signature]</i>
Date	15/05/18		19/05/18