

Authorization form for handing over the possession of Flat in a residential project

| | |
|-----------------|-----------------------|
| Flat /Villa No. | 327 |
| Name of Buyer | PRASHANT KUMAR MISHRA |

| | | | |
|----|--|---|--------------------------------|
| A. | Total sale consideration. | Rs. 24,04,500 | <i>Subject to approval</i> |
| B. | Less: Discount for on time payments. | Rs. 50,500 | |
| C. | Less: Other discounts | NIL | |
| D. | Add: Reg. Charges | Rs. Paid by customer | |
| E. | Add: VAT | Rs. 7,321 | |
| F. | Add: Service Tax | Rs. 26,355 | |
| G. | Add: GST | Rs. 2,18,259 + 1,404 = 2,19,663 | |
| H. | Add: Extra Specs Charges | Rs. 7,800 | |
| I. | Add: Misc. Charges | Rs. 4,300 + 390 = 4,690 | |
| J. | Less: Amount paid | Rs. 26,10,935 | |
| K. | Balance amount Due | Rs. 8,894 | |
| 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. 9,703 <i>Not finalized</i> |
| M | Maintenance charges due from | 1 st March 2019 | |
| N | Buyer Info database balance | Rs. | |
| O | Tally balance | Rs. | |
| 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. | | |

| 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:

| | | | |
|--|--|--|--|
| <i>[Signature]</i> K. Krishna Prasad Date: 05/2/19 | <i>[Signature]</i> Accountant Date: 6/2/19 | <i>[Signature]</i> Samba Siva Rao Date: 6/2/19 | <i>[Signature]</i> Managing Partner: Soham Modi Date: 16 FEB 2019 |
|--|--|--|--|

APPROVED BY
Managing Partner:
Soham Modi
16 FEB 2019
SOHAM MODI
MANAGING DIRECTOR

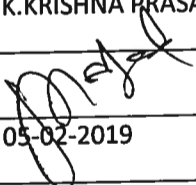
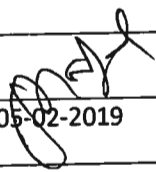
- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

| Interest calculation for delayed payments. | | | | | | |
|---|------------------|--|------|--------------------|-------------------------|-----------|
| Project Name | Paramount Avenue | | | | | |
| Flat no. | 327 | | | | | |
| Customer Name | Prashant Mishra | | | | | |
| Booked by | Lakshmi | | | | | |
| Prepared by | K.P | | | | | |
| Date | 05-02-2019 | | | | | |
| Sign | | | | | | |
| Interest rate | 18.00 % p.a. | | | | | |
| Date | Instal / Paym | Remarks | Days | Principal | Interest | Balance |
| 09-Mar-17 | 25000 | Booking Amount | - | - | - | 25,000 |
| 13-Mar-17 | -25000 | Payment Received | 4 | 25,000 | 49 | - |
| 24-Mar-17 | 200000 | 1st Installment | 11 | - | - | 200,000 |
| 27-Mar-17 | -200000 | Payment Received | 3 | 200,000 | 296 | - |
| 31-Mar-17 | 10125 | Service Tax for Q4 FY2016-17 | 4 | - | - | 10,125 |
| 09-Apr-17 | 360675 | 2nd Installment | 9 | 10,125 | 45 | 370,800 |
| 22-Apr-17 | -360675 | Payment Received | 13 | 370,800 | 2,377 | 10,125 |
| 30-Jun-17 | 16230 | Service Tax for Q1 FY 2017-18 | 69 | 10,125 | 345 | 26,355 |
| 31-Jul-17 | 109130 | GST for the month of July-17 | 31 | 26,355 | 403 | 135,485 |
| 31-Aug-17 | 24000 | GST FOR AUG-17 | 31 | 135,485 | 2,071 | 159,485 |
| 30-Sep-17 | 909412 | 3rd Installment within 7days from compl. of slab | 30 | 159,485 | 2,360 | 1,068,897 |
| 09-Oct-17 | -909412 | Payment received | 9 | 1,068,897 | 4,744 | 159,485 |
| 30-Nov-17 | 65478 | GST FOR NOV-17 | 52 | 159,485 | 4,090 | 224,963 |
| 05-Dec-17 | -545647 | Payment Received | 5 | 224,963 | 555 | (320,684) |
| 15-Jun-18 | 545647 | 4th Installment with in 7days from compl of birk | 192 | (320,684) | (30,364) | 224,963 |
| 30-Jun-18 | 19652 | GST for June 18 | 15 | 224,963 | 1,664 | 244,615 |
| 01-Jan-19 | 163766 | 5th Installment within 7days from compl of floor | 185 | 244,615 | 22,317 | 408,381 |
| 10-Jan-19 | -570201 | Payment Received | 9 | 408,381 | 1,813 | (161,820) |
| 05-Feb-19 | -38180 | Payment received | 26 | (161,820) | (2,075) | (200,000) |
| 15-Feb-19 | 200000 | 6th Installment - On completion | 10 | (200,000) | (986) | - |
| | | | | | Approx Interest Payable | 9,703 |
| Note: | | | | | | |
| Column A, B & C: Enter Installemnts & payments received | | | | | | |
| Column B: Enter receivables as positive amounts & payments received as negative amounts. | | | | | | |
| Cloumns D to G: Do not change. | | | | | | |
| Sort columns A , B & C in accending order. | | | | | | |
| Calculate sum of Installments / Payments & Interest | | | | | | |
| <input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived | | | | | | |
| <input checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____ | | | | | | |
| Signature of Manager: | | | | Signature of M.D.: | | |
| Date | | | | Date | | |

APPROVED BY
 06 FEB 2019
 SOHAM MUJI
 MANAGING DIRECTOR

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

| | |
|---|--|
| Project | PME |
| Flat/Villa no. | 327 |
| Name: | PRASHANT MISHRA |
| Payment scheme | <input type="checkbox"/> QIS <input type="checkbox"/> H.L. <input type="checkbox"/> others |
| Provided relaxation in payments | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Interest as calculated | 9,703 |
| Interest waived | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Charge interest | Rs.NIL |
| On-time payment discount offered at the time of booking | Rs. 50,500 |
| 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: | <p>Customer has taken two flats (nos. 416 & 327) so one has taken loan from SBI, Moulali branch as such arrangement of IT documents has delayed.</p> <p>Verification & loan sanction delayed so disbursement has also delayed so please waive off interest amount and allowed on time discount of Rs.50,500/-.</p> |

| | Prepared by | Approved by Manager | Approved by MD |
|------|---|---|----------------|
| Name | K.KRISHNA PRASAD | K.KRISHNA PRASAD | |
| Sign |  |  | |
| Date | 05-02-2019 | 05-02-2019 | |

Check List

| Items to be checked | Mention details here | Sale Agreement, booking form & plan tally? | |
|--|---|---|-------------------|
| Project Name | PARAMOUNT AVENUE | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |
| Vendor | M/s. Paramount Estates | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Flat no. | D-327 | <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 | 35 | <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 | 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) | 24,04,500/- | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| PPT No. | 164 | N A | |
| Sale Deed value | 24,04,500/- | <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 | 31.10.2018 | <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: 24/3/17 | Date: 24/3/17 | Date: 24/03/17 | Date: 24 MAR 2017 |

APPROVED BY

SOHAM MODI
 MANAGING DIRECTOR


PARAMOUNT
AVENUE

Site Office: Sy. No. 233, Nagaram, Hyderabad – 500 083.
Ph: +91-40-6453 7111.


MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : + 91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

To,
Mr. Prashant Kumar Mishra
S/o. Mr. Ganesh Mishra
H. No. 1-14/10, Brindava, Ex Serviceman Colony,
Balaji Nagar, PO - J J Nagar, Secunderabad - 500087.

Date: 14.03.2017

Sub.: Provisional booking for flat no. 327 in Block 'D' in our project known as 'PARAMOUNT AVENUE' situated at Sy. Nos. 233, Nagaram, Keesara mandal, Hyderabad - 500 083, vide booking form no. 1246 dated 09.03.2017.

Dear Customer,

Thank you for having made a provisional booking for the above referred flat in our project.

In case you are availing a housing loan for this flat, you are required to make a housing loan application within 15 days of booking and intimate us about the approval for housing loan received within 30 days from the date of booking.

You are requested to contact our Customer Relations Team for completing the formalities of housing loan, agreements, sale deeds, payments, etc. and they shall help you coordinate with the housing finance companies for the approval and release of the housing loan.

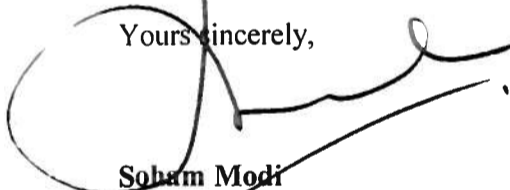
Contact:

Head Office: +91-040 66335551
Mr. K. Krishna Prasad, Manager –Customer Relations: +91-9989699536
Mr. Venkatramana Reddy, Assistant Manager Customer Relations: +91-9393381666
E-mail address: cr@modiproperties.com

Please refer to the notes about housing loan, sale agreement and payment terms given overleaf.

Thank You.

Yours sincerely,


Soham Modi
Managing Partner.
