

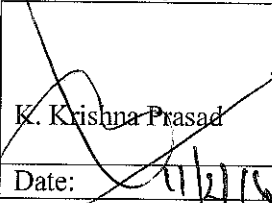
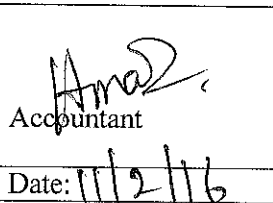
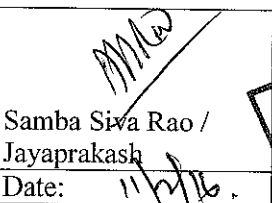
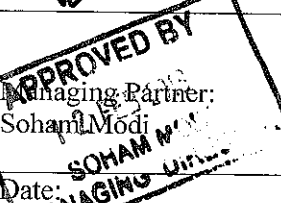
**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat No.	405
Name of Buyer	Mr. RATNAJI RAO

A.	Total sale consideration.	23,54,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts –Free offer for Registration, stamp duty, vat & Service Tax.	2,02,000 + 2,52,395 = 4,54,395
D.	Add: Reg. Charges	1,41,240
E.	Add: VAT	29,425 + 646 = 30,071
F.	Add: Service Tax.	77,430 + 468 = 77,898
G.	Add: Extra Specs Charges (revised)	12,910
H.	Add: Misc. Charges	4,300 + 390 + 15,000 + 6,060 + 50 = 25,800
I.	Less: Amount paid	23,54,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	1,66,476/-
Remarks:		
1) Corpus fund Rs.15,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement.(Rs.6,060/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M	Interest Amount as calculated	(-) 17,628
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	March 2016 @ Rs.1.00 per sft.

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	✓
2.	Buyer has signed the Association Membership Form.	✓
3.	No Due Certificate signed	✓
4.	6 PDC for Maintenance Charges collected	✓
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
6.	Service Tax Undertaking collected	✓

Authorized by:

 K. Krishna Prasad Date: 11/2/16	 Anand Accountant Date: 11/2/16	 Samba Siva Rao / Jayaprakash Date: 11/2/16	 APPROVED BY Managing Partner: Sohant Modi SOHAM MANAGING UTILITY Date: 11/2/16
---	---	--	--

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

**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.	405	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	23,54,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	145	NA	
Discount (in Rs. per sft.)	200/- per sft	NA	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	200/- per sft		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	23,54,000/-	<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	28.02.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Nagamani	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 25/11/15	Date: 29/11/15	Date: 26/11/15	Date: 26/11/15

**APPROVED BY**  
  
 26 NOV 2015  
**SOMAM MUDI**  
**MANAGING DIRECTOR**

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. PHV RATNAJI RAO		
Flat / Bungalow No.	A-405	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	23,54,000
B	Stamp duty & registration charges	1,45,740
C	Service Tax @ 3.625% on Sale Deed	82,390
D	VAT @ 1.25% on Sale Consideration	29,425
E	Total Taxes (B + C + D)	2,57,555
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	26,11,555
I	Total Amount Paid	21,36,000
J	Balance Amount Payable (H-I)	4,75,555

K	Amount for Sale Deed	23,54,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Money (A-N)	

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
Details of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	HDFC		
			HL Cq. Amount
			2,18,000

**FINAL RELEASE**

**Security Cheque Details:**

	Cq. No.	Amount	Security cq. received
1st Installment of HL		2,18,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		-	Security cq. received
			<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Security cq. received
			<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		2,57,555	Paid <input checked="" type="checkbox"/> Through HL
			Security cq. received <i>Free offer</i>
			Collect cq.at the time of registration

**Remarks:**

# Free Registration, VAT and ST offer

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	20/1/16	20/1/16	20/1/16

**APPROVED BY**  
 MD/AN 2016  
**APPROVED BY**  
 20 JAN 2016  
**SORAN MODI**  
 MANAGING DIRECTOR