

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


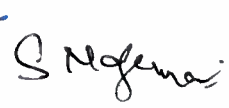

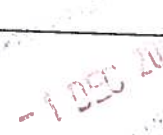
Flat No.	105
Name of Buyer	Mr. BALA VIJAYA BHASKER

A.	Total sale consideration.	21,52,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	1,29,120
E.	Add: VAT	26,900
F.	Add: Service Tax.	75,320 <i>Service Tax 68713</i>
G.	Add: Extra Specs Charges (revised)	5,700
H.	Add: Misc. Charges	4,300 + 300 + 6060 + 15,000 + 50 = 25,710
I.	Less: Amount paid	40,49,840
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	16,35,091 <i>1641697</i>
Remarks: Corpus fund, Maintenance for 6 months & Membership fee collected.		
M.	Interest Amount as calculated	(46,774)
N.	Service Tax paid to department	
O.	Service Tax security deposit to be collected	
P.	Maintenance charges due from	January 2016 @ Rs.1 per sft.

$1662000 \times 2-05 = 51351$
 $4-90 \times 3.50 = 1715$
 $5700 \times 3.623 = 207$

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

Authorized by:

			
K. Krishna Prasad	Nagamani	Samba Siva Rao	Managing Partner: Soham Modi
Date: 26/11/15	Date: 28/11/15	Date: 30/11/15	Date:

- 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	105	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury	<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	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	21,52,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	102	N A	
Discount (in Rs. per sft.)	—	N A	
On time payment discount ((in Rs. per sft.)	—		
Total Discount (in Rs. per sft.)	—		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	21,52,000/-	<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	31.12.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): E. Navaneetha	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 5/10/15	Date: 9/10/15	Date: 5/10/15	Date: 15 OCT 2015

APPROVED BY
SUHAM MUDI
MANAGING DIRECTOR