

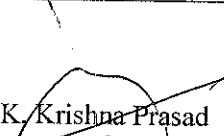
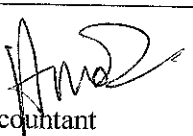

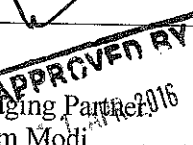
**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat No.	603
Name of Buyer	Mr. Ratna Prasad

A.	Total sale consideration.	24,04,500
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts-Discount not shown in sale consideration & Free registration, vat, stamp duty & service tax	1,76,750 + 2,65,945 = 4,42,695
D.	Add: Reg. Charges	1,44,270
E.	Add: VAT	30,056 + 446 = 30,502
F.	Add: Service Tax.	87,163 + 323 = 87,486
G.	Add: Extra Specs Charges (revised)	8,912 <i>Subject to approval</i>
H.	Add: Misc. Charges	4,300 + 156 + 390 + 300 + 15,000 + 6,060 + 50 + 152 = 26,408
I.	Less: Amount paid	22,42,850
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	16,533
L.	Refund if any	NIL
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	(-)3,559
N.	Service Tax paid to department	
O.	Service Tax security deposit to be collected	
P.	Maintenance charges due from	April 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	 Accountant	 Samba Siva Rao / Jayaprakash	 Managing Partner Soham Modi
Date: 11/9/16	Date: 11/09/16	Date: 11/09/16	Date: 11/09/16

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

**SALE DEED AUTHORIZATION FORM**

Prpject	M/s. PARAMOUNT ESTATES -PARAMOUNT AVENUE		
Buyer Name	MR. CH. RATNA PRASAD		
Flat / Bungalow No.	A-603	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	24,04,500
B	Stamp duty & registration charges	1,48,770
C	Service Tax @ 3.625% on Sale Deed	84,158
D	VAT @ 1.25% on Sale Consideration	30,056
E	Total Taxes (B + C + D)	2,62,984
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	26,67,484
I	Total Amount Paid	2,27,850
J	Balance Amount Payable (H-I)	24,39,634

K	Amount for Sale Deed	24,04,500
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	20,00,000
O	Margin Money (A-N)	4,04,500

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	DHFL	14.01.16	HL Cq. Amount 20,00,000

**Security Cheque Details:**

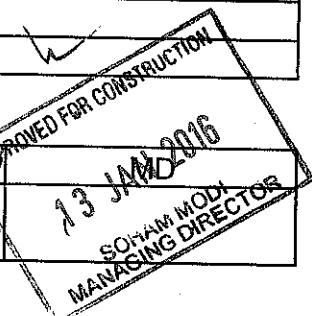
	Cq. No.	Amount	Security cq.received
1st Installment of HL		20,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance Margin Money (O-I)		1,76,650	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Total Taxes Amount (E)		2,62,984	Paid <input checked="" type="checkbox"/> Through HL
			<input type="checkbox"/> Security cq.received
			<input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

Rs.1,76,650/-enhanced to avail the maximum loan
Registration, VAT and Service Tax Free offer

**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	16/11/16	14/11/16	14/01/16



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.	603	<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 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	24,04,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	145	N A	
Discount (in Rs. per sft.)	175/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	176500/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	24,04,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	NIL	<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: 7/12/15	Date: 8/12/15	Date: 07/12/15	Date: 8/12/15