

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.	108	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1210	<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	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	26,22,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	150	NA	
Discount (in Rs. per sft.)	150	NA	
On time payment discount ((in Rs. per sft.)	25		
Total Discount (in Rs. per sft.)	175		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	26,22,500/-	<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	30.09.2017	<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:	Sign:
Date: 29/6/16	Date: 29/6/16	Date: 30/06/16	Date:

APPROVED BY
30 JULY 2016
SOHAM M...
MANAGING DIRECTOR

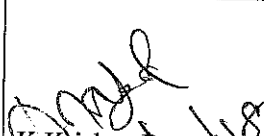
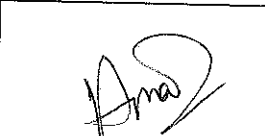

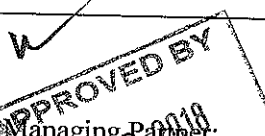
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	108
Name of Buyer	SRINIVAS RATNALA

A.	Total sale consideration.	Rs 26,22,500/- ✓
B.	Less: Discount for on time payments.	Rs. 30,250/- ✓
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL ✓
D.	Add: Reg. Charges	Rs.1,57,380/- ✓
E.	Add: VAT	Rs. 32,781/- ✓
F.	Add: Service Tax	Rs.1,18,013 /- ✓
G.	Add : GST	Rs.Nil ✓
H.	Add: Extra Specs Charges	Rs. (-) 3,064/- ✓
I.	Add: Misc. Charges	Rs.4,300 +390=4,690 ✓
J.	Less: Amount paid	Rs.28,97,250/- ✓
K.	Balance amount Due	Rs. Nil - 6,717 ✓
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 6,680 - 6,717 ✓
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.585/-
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. - 6,717 ✓
O	Tally balance	Rs. (v 6,717) ✓
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected.	

	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 February 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: 25/3/18	 Accountant Date: 26/3/18	 Samba Siva Rao Date: 26/3/18	 APPROVED BY Managing Partner: Soham Modi Date: 26/3/18 SOHAM MODI 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.

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. SRINIVAS RATNALA		
Flat / Bungalow No.	108	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,22,500
B	Add : Stamp duty & registration charges and mutation exp	1,64,273
C	Add: Service Tax @4.5%	1,18,013
D	Add: VAT @1.25%	32,781
E	Total Taxes (B + C + D)	3,15,066
F	Total amount payable (A+E)	29,37,566
G	Total Amount Paid	20,25,000
H	Balance Amount Payable (F-G)	9,12,566

I	Sale Deed Value	26,22,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	23,60,250	18,00,000	5,60,250
L	Own contribution (including taxes)	5,77,316	2,25,000	3,52,316

Security Cheque Details:

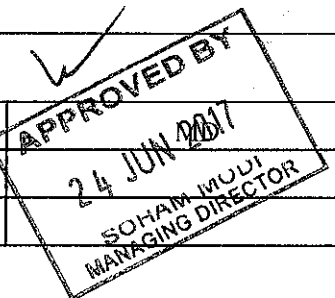
	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		3,52,316	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		5,60,250	Not required
			Collect cq.at the time of registration

Remarks:

Registration charges released on Tuesday
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	24/06/17	24/06/17	24/06/17



APPROVED BY
 24 JUN 2017
 SOHAM MOJI
 MANAGING DIRECTOR