

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	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	124	<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		<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<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	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)	27,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	192	N A
Sale Deed value	27,07,000/-	<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	31-03-2019	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Remarks		

Prepared by (Ch. Venkat Ramana Reddy):	Checked by (K.Krishna Prasad):	Checked by (Accountant): Mrs. Vedavathi	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 21/11/18	Date: 21/11/18	Date: 21/11/18	Date: 21 NOV 2018

**APPROVED BY**  
SUDHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES -PARAMOUNT AVENUE		
Buyer Name	MR. INDERPAL SINGH PANESAR & OTHERS		
Flat / Bungalow No.	126	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	27,07,000
B	Add : Stamp duty & registration charges, Mutation exp	1,67,220
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	1,67,220
F	Total amount payable (A+E)	28,74,220
G	Total Amount Paid	4,75,000
H	Balance Amount Payable (F-G)	23,99,220

K	Sale Deed Value	27,07,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	24,36,300	-	24,36,300
N	Own contribution (including taxes)	4,37,920	4,75,000	(37,080)

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		(37,080)	Security cq.received
			Not required
Balance HL Amount			Collect cq.at the time of registration
		24,36,300	Security cq.received
			Not required
			Collect cq.at the time of registration

**Remarks:**

# HOUSING LOAN EXPECTING:

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date			20/05/19

**APPROVED BY**  
 20 MAY 2019  
 SUSHAM MODI  
 MANAGING DIRECTOR

Flat /Villa No.	124
Name of Buyer	INDERPAL SINGH

A.	Total sale consideration.	Rs. 27,07,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,62,420 +12 =1,62,432
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 3,24,840 +702 =3,25,542
H.	Add: Extra Specs Charges	Rs.3,900
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs .29,11,300
K.	Balance amount Due	Rs.2,92,264
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. 9,855/- <i>Not finalised.</i>
M	Maintenance charges due from	1 <sup>st</sup> July 2019
N	Buyer Info database balance	Rs. 2,92,264
O	Tally balance	Rs. 2,92,264
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 9,090) collected	<i>→ Rs. 24,140</i>
	Membership fee Rs.50/- collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	
2.	No Due Certificate signed	
3.	6 PDC for Maintenance Charges collected	
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:

<i>[Signature]</i> K. Krishna Prasad	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Sive Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date: 25/6/19	Date: 27/6/19	Date: 29/6/19	Date:

**APPROVED BY**  
01 JUL 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.