

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.	125	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840	<input 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	23,20,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	193	N A	
Sale Deed value	23,20,000/-	<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 checked="" type="checkbox"/> Yes <input 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: 5/1/19	Date: 5/1/19	Date: 5/1/19	Date: 7 JAN 2019

APPROVED BY
 7 JAN 2019
 SOHAM MOBI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT RESIDENCY		
Buyer Name	MR. BHARAT DUDANI & OTHERS		
Flat / Bungalow No.	321	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	23,20,000
B	Add : Stamp duty & registration charges, Mutation exp	1,43,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	2,78,400
E	Total Taxes (B + C + D)	4,21,900
F	Total amount payable (A+E)	27,41,900
G	Total Amount Paid	3,73,000
H	Balance Amount Payable (F-G)	23,68,900

K	Sale Deed Value	23,20,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	22,00,000	-	22,00,000
N	Own contribution (including taxes)	5,41,900	3,73,000	1,68,900

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		1,68,900	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		22,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			13/07/19

APPROVED BY
 13 JUL 2019
 SOHAM MOJJI
 MANAGING DIRECTOR

Authorization form for handing over the possession of a flat

Flat /Villa No.	125
Name of Buyer	BHARAT DUDARI

A.	Total sale consideration.	Rs. 23,20,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,39,212
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 2,78,400 + 1,188 + 774 = 2,80,362 <i>de.</i>
H.	Add: Extra Specs Charges	Rs. 6,600
I.	Add: Misc. Charges	Rs. 4,300 + 390 + 30,000 = 66,286
J.	Less: Amount paid	Rs. 26,56,839
K.	Balance amount Due	Rs. 1,24,025 <i>collected paid</i>
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. 30,000/-
M	Maintenance charges due from	1 st September 2019
N	Buyer Info database balance	Rs. <i>NIL</i>
O	Tally balance	Rs. <i>NIL</i>
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected ✓	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) to be collected ✓	
	Membership fee Rs.50/- to be 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 Date: <i>31/9/19</i>	<i>[Signature]</i> Accountant Date: <i>31/9/2019</i>	<i>[Signature]</i> Samba Siva Rao Date: <i>31/9/19</i>	<i>[Signature]</i> APPROVED FOR CONSTRUCTION Managing Partner: 2019 Soham Modi Date: <i>31/9/2019</i> 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.