

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.	207	<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 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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	21,01,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	620	N A	
Discount (in Rs. per sft.)	100/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	100/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	21,01,500/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	28.02.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 8/4/14	Date: 8/4/14	Date: 8/4/14	Date: 6/9 APR 2014

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

Flat No.	207
Name of Buyer	Mr. K. Radha Krishna

A.	Total sale consideration.	21,01,500
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts-Spl. Discount given in lieu of delayed flat possession	10,100 <i>Compensation</i>
D.	Add: Reg. Charges	1,26,090
E.	Add: VAT	26,269 + 479
F.	Add: Service Tax.	54,461+12,289 +417 =67,167
G.	Add: Extra Specs Charges (revised)	9,580 <i>Subject to approval</i>
H.	Add: Misc. Charges	4,300 + 156+ 390 + 15,000 +6,060 +50 +152 +185 = 26,293
I.	Less: Amount paid	23,47,278
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
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	82,178
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.	<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:

<i>[Signature]</i> K. Krishna Prasad	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao / Jayaprakash	<i>[Signature]</i> Managing Partner: 2015 Sohan Modi SOHAN MODI MANAGING DIRECTOR
Date: 30/9/16	Date: 30/9/16	Date:	Date:

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