

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.	211	<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		<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 (as per declaration form)	26,22,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	152	N A	
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	31.10.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Customer paid Rs. 1,25,000/- as on 26/07/16			
Prepared by Ch. Venkat Ramana Reddy Sign: <i>[Signature]</i> Date: 26/7/16	Checked by (K. Krishna Prasad): Sign: <i>[Signature]</i> Date: 27/7/16	Checked by (Accountant): Amar Sign: <i>[Signature]</i> Date: 27/07/16	Approved by (MD): Sign: <i>[Signature]</i> Date: <i>[Signature]</i>

**APPROVED BY**  
27 JUL 2016  
SOMANATH  
MANAGING DIRECTOR

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




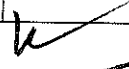
Villa / Flat No.	211
Name of Buyer	ANUBHAV BHARADWAZ

A.	Total sale consideration.	Rs 26,22,500/-
B.	Less: Discount for on time payments.	Rs. 30,250/-
C.	Less: Other discounts-	Rs. NIL
D.	Add: Reg. Charges	Rs.1,57,380
E.	Add: VAT	Rs. 26,740
F.	Add: Service Tax	Rs. 96,263
G.	Add : GST	Rs.57,999 + 1,739 =59,738
H.	Add: Extra Specs Charges	Rs. 9,660
I.	Add: Misc. Charges	Rs.4,300 +390 = 4,690/-
J.	Less: Amount paid	Rs.29,65,653
K.	Balance amount Due	Rs. <del>18,932</del> NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. <del>NIL</del> 18,932
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. (34,921)
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. - 18,932
O	Tally balance	Rs. Cr 18,932
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected.	

*Subjcted to approval*

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 <sup>st</sup> 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: _____	 Accountant Date: 02/02/18	 Samba Siva Rao Date: 2/2/18	 Managing Partner: Soham Modi Date: _____
--	---	--	---

**APPROVED BY**  
03 FEB 2018  
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.  
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. ANUBHAV BHARDWAJ		
Flat / Bungalow No.	211	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	26,22,500
B	Add : Stamp duty & registration charges, Mutation exp	1,61,650
C	Add: Service Tax and VAT @ 5.75 on 21,39,175/-	1,23,003
D	Add: GST @ 12% on 4,83,325/-	57,999
E	Total Taxes (B + C + D)	3,42,652
F	Total amount payable (A+E)	29,65,152
G	Total Amount Paid	27,65,653
H	Balance Amount Payable (F-G)	1,99,499

K	Sale Deed Value	26,22,500
L	Construction Contact value	-

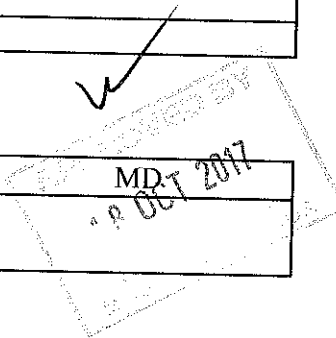
		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	23,60,000	21,60,000	2,00,000
N	Own contribution (including taxes)	6,05,152	6,05,653	(501)

**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
			<input type="checkbox"/> Security cq.received
Own contribution		(501)	<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		2,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**


**Authorised by:**

Name	Accountant	CR/Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	18/10/17	18/10/17	18/10/17	