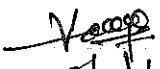


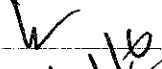


Check List

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.	212	<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	Open to sky & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	27,13,250/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	156	N A	
Sale Deed value	27,13,250/-	<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	30.11.2017 ✓	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 28/11/16	Date: 28/11/16	Date: 28/11/16	Date: 28/11/16


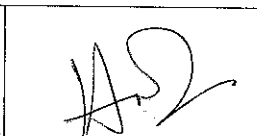
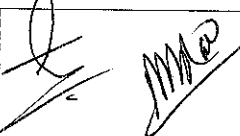

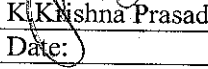
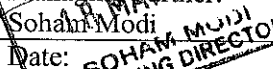
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	212
Name of Buyer	B.FERNANDES

A.	Total sale consideration.	Rs 27,13,250/-
B.	Less: Discount for on time payments.	Rs. 60,500/-
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,62,840/-
E.	Add: VAT	Rs. 30,313
F.	Add: Service Tax	Rs.1,09,125/-
G.	Add : GST	Rs. 34,590 +1,674 = 36,264
H.	Add: Extra Specs Charges	Rs.9,300/-
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690/-
J.	Less: Amount paid	Rs.29,95,000/- 10282
K.	Balance amount Due	Rs. 10,282/- Nil
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. (12,639)
M	Maintenance charges due from	1 st Feb '18
N	Buyer Info database balance	Rs. Nil
O	Tally balance	Rs. Nil
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	 Accountant	 Samba Siva Rao	 Managing Partner:
Date: 	Date: 17/05/18	Date: 17/5/18	Date: 

APPROVED BY
 Managing Partner:
 Sohant Modi
 SOHANT 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.

Handwritten signature/initials

Pramount Estates

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

14-05-2018 11:58:04

1 Of 2

Flat History Document

Block No B
Flat No 212

Buyer Name And Address

B FERNANDES
H.No. 12-5-90/2/A, Vijayapuri Colony, Tarnaka, Secunderabad - 500017.
Phone : 9948492179 / 9491381049
Occupation : Health Assistant - Medical Dept.
Flat Owner : Builder

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	1210	30-09-16	Ravi Kumar.	Yes	Yes	Yes	HL	B/B-13
HL Req	HL Sanctioned	HL Release	HL Balance	From				Sale Completed
Yes	2000000	2000000	0	SBI Sirisha				No
NOC / OCR	Doc Complete	Reg Done	Agr Executed	Agr Date				Flat Type
Yes	Yes	Yes	Yes	19-08-2016				Deluxe
Sale Amount	Other Amount	Total Amount	Total Receipts	Balance				
2713250	310855	3024105	2995000	29105				
Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts					
2713250.00	2713250.00	0.00	0.00					
VAT, Reg Charges	Oth Non Taxable Rcpts	Excess / Check						
0.00	0.00	0.00						
VAT Return Month	VAT Return Year	VAT Paid	VAT Cheque No	VAT Cheque Date				
1	0	0.00	0	0				
Sale Deed Date	Date Of Possession	Maintainence From						
01-01-1601	01-01-1601	1 0						

* * * * *

Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
30-09-2016	Booking Amount	25,000	.	Yes
15-10-2016	1st Installment	200,000	.	Yes
30-10-2016	2nd Installment	406,987	.	Yes
30-01-2017	3rd Installment within 7days from compl of slab	1,040,631	.	Yes
31-03-2017	4th Installment within 7days from compl of brick	624,378	.	Yes
31-05-2017	5th within 7days of completing flooring	216,254	..	Yes
30-09-2017	6th Installment - On completion	200,000	.	Yes

* * * * *

Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
31-12-2016	Service Tax for Q3 FY2016-17	28,125	.	No
31-03-2017	Service Tax for Q4 FY2016-17	81,000	.	No
23-09-2017	Registration Charges	162,840	.	No
28-09-2017	Reg Doc charges	4,300	.	No
31-10-2017	GST for Oct-17	10,590	.	No
31-03-2018	GST for March-2018	24,000	.	No

* * * * *

Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
25-10-2016	Rec No : 1624 / Booking Amount	25,000	569682	Yes
01-11-2016	Rec No : 1840 / payment received	200,000	537973	Yes
06-12-2016	Rec No : 1864 / Payment Received	400,000	537974	Yes
12-02-2017	Rec No : 1949 / Payment Receied	1,800,000	465462	Yes
12-09-2017	Rec No : 2186 / Payment Received	370,000	898937	Yes
28-09-2017	Rec No : 2303 / Payment received	200,000	010777	Yes

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. B. FERNANDES		
Flat / Bungalow No.	212	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	27,13,250
B	Add : Stamp duty & registration charges and mutation exp	1,67,095
C	Add: Service Tax & VAT @5.75% on 24,25,000/-	1,39,438
D	Add: GST @ 12% on 2,88,250/-	34,590
E	Total Taxes (B + C + D)	3,41,123
F	Total amount payable (A+E)	30,54,373
G	Total Amount Paid	27,95,000
H	Balance Amount Payable (F-G)	2,59,373

I	Sale Deed Value	27,13,250
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	20,00,000	18,00,000	2,00,000
L	Own contribution (including taxes)	10,54,373	9,95,000	59,373

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		59,373	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount			<input type="checkbox"/> Collect cq.at the time of registration
		2,00,000	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

60,500/- on time payment discount given:
--

Authorised by:

Accountant	CR Manager	Prabhakar Reddy	MD
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
12/09/17	12/9/17	12/9/17	12/9/17