

Check List

Items to be checked	Mention details here		Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	PARAMOUNT ESTATES		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	214		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540		<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 type="checkbox"/> Deluxe		<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	Staircase		<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	13,49,000/-		<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.			N A	
Sale Deed value	13,49,000/-		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30-09-2018		<input 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):	AOS signed by Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 28/7/18	Date: 28/7/18	Date: 28/7/18	Date: 28/7/18	Date: 30.7.18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.

APPROVED BY
30 JUL 2018
GANGAMODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. PRODIP KUMAR MONDAL		
Flat / Bungalow No.	214	Area	540.00
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	13,49,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,500
F	Total amount payable (A+E)	13,53,500
G	Total Amount Paid	13,49,000
H	Balance Amount Payable (F-G)	4,500

K	Sale Deed Value	13,49,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	13,53,500	13,49,000	4,500

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		4,500	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

GST not Applicable

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		16/08/18	







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

Villa / Flat No.	214
Name of Buyer	PRODIP

A.	Total sale consideration.	Rs.13,49,000/- ✓
B.	Less: Discount for on time payments.	Rs.NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs.NA <i>OC Date 16/3/18</i>
G.	Add : GST	Rs. 1026
H.	Add: Extra Specs Charges	Rs.5,700
I.	Add: Misc. Charges	Rs.4,300 +390 = 4,690
J.	Less: Amount paid	Rs 13,49,000/-
K.	Balance amount Due	Rs. (11,026) 11,416/-
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs .3,625/-
M	Maintenance charges due from	1 st December '18
N	Buyer Info database balance	Rs. 11,416/- ✓
O	Tally balance	Rs. 11,416/- ✓
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee 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 Dec'18)	✓
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: 21/11/18	 Accountant Date: 26/11/18	 Samba Siva Rao Date: 26/11/18	 Managing Partner Soham Modi Date: 06 DEC 2018
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APPROVED BY
06 DEC 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.