

**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.	220	<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 checked="" 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)	22,45,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	192	NA	
Sale Deed value	22,45,000/-	<input checked="" 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	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: 20/11/18	Date:	Date: 20/11/18	Date: 22 NOV 2018

**APPROVED BY**  
**22 NOV 2018**  
**S. HANAM MODI**  
**MANAGING DIRECTOR**

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. MELLEMPURI JAGAN MOHAN		
Flat / Bungalow No.	220	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	22,45,000
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	2,69,400
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	2,73,700
F	Total amount payable (A+E)	25,18,700
G	Total Amount Paid	22,45,000
H	Balance Amount Payable (F-G)	2,73,700

K	Sale Deed Value	22,45,000
L	Construction Contact value	-

		Total amount	Cheq.realesed	Chq. Ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	25,18,700	22,45,000	2,73,700

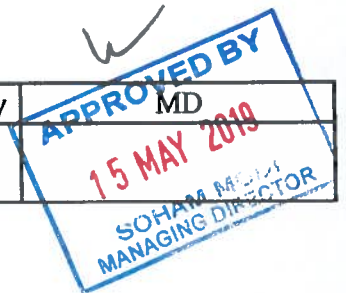
**Security Cheque Details:**

	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		2,73,700	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount		-	<input checked="" 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>
Date		15/5/19	15/5/19



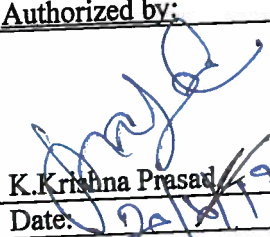
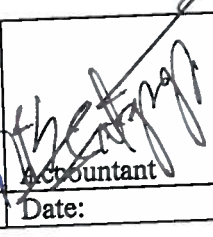
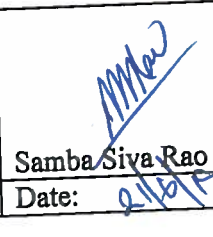

**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat /Villa No.	220
Name of Buyer	JAGAN MOHAN

A.	Total sale consideration.	Rs. 22,45,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,34,700
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. (2,69,400 + 1,188 = 2,70,588)
H.	Add: Extra Specs Charges	Rs. 6,600
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 26,53,790
K.	Balance amount Due	Rs. 7,788
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs. (84,755)
M	Maintenance charges due from	1 <sup>st</sup> July 2019
N	Buyer Info database balance	Rs. 7500
O	Tally balance	Rs. 2500
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) collected	
	Membership fee Rs.50/- 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:

			
K. Krishna Prasad	Accountant	Samba Siva Rao	Managing Partner:
Date: 22/5/19	Date:	Date: 21/5/19	Date: 21/5/19

**APPROVED BY**  
**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.