

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.                                    | 312   | <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                              | Single  | <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                    | 26,22,500/-   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| PPT No.                                     | 145   | N A   |                          |
| Discount (in Rs. per sft.)                  | 150/-   | N A   |                          |
| On time payment discount ((in Rs. per sft.) | 50/-  |   |                          |
| Total Discount (in Rs. per sft.)            | 200/-   |   |                          |
| Sale Consideration Calculation              | Check booking form with price list  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| 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                          | 31.05.2017  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |                          |
| Remarks                                     |   |   |                          |
|   |   |   |                          |
|   |   |   |                          |
| Prepared by<br>Ch. Venkat Ramana Reddy      | Checked by<br>(K. Krishna Prasad):  | Checked by<br>(Accountant):<br>Amar                                 | Approved by (Signature): |
| Sign:                                       | Sign:   | Sign:   | Sign:                    |
| Date: 23/12/15                              | Date: 23/12/15  | Date: 23/12/15  | Date: 24 DEC 2015        |

**APPROVED BY:**  
24 DEC 2015  
**SONAM MODI**  
MANAGING DIRECTOR

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

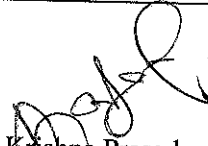

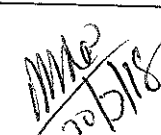
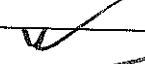
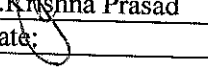
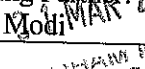
|                  |                  |
|------------------|------------------|
| Villa / Flat No. | 312              |
| Name of Buyer    | SUKUMAL BANERJEE |


|    |   |  |
|----|---|--|
| A. | Total sale consideration.   | Rs. 26,22,500/-  |
| B. | Less: Discount for on time payments.  | Rs.NIL   |
| C. | Less: Other discounts   | Rs.NIL   |
| D. | Add: Reg. Charges   | Rs.1,57,380/-  |
| E. | Add: VAT  | Rs. 27,773/-   |
| F. | Add: Service Tax .  | Rs.94,574/-  |
| G. | Add : GST   | Rs.48,075 + 4,975 =53,050                                |
| H. | Add: Extra Specs Charges  | Rs.27,638  |
| I. | Add: Misc. Charges  | Rs. 4,300 +390 = 4,690/-                                 |
| J. | Less: Amount paid   | Rs.28,99,557/-   |
| K. | Balance amount Due  | Rs.88,048  |
| L. | Refund  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| M. | Interest Payable  | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| M  | Maintenance charges due from  | 1 <sup>st</sup> February 2018                            |
| N  | Buyer Info database balance   | Rs. 88,048/-   |
| O  | Tally balance   | Rs. 88,048/-   |
| P  | Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected. |  |

*Subject 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:

|  |   |  |   |
|--|---|--|---|
| <br>K. Krishna Prasad | <br>Accountant | <br>Samba Siva Rao | <br>Managing Partner<br>Soham Modi |
| Date:                 | Date: 30/03/18  | Date:  | Date:                              |

**APPROVED BY**  
  
**SOHAM MODI**  
 MANAGING PARTNER  
 30/03/2018  
 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. SUKAMAL BANERJEE                      |                      |                        |
| Flat / Bungalow No. | 312                                       | Area                 | 1210.00                |
| 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 | 1,61,850    |
| C | Add: Service Tax & VAT @ 4.5%                         | 99,985      |
| D | Add: GST @ 12%  | 48,075      |
| E | Total Taxes (B + C + D)                               | 3,09,910    |
| F | Total amount payable (A+E)                            | 29,32,410   |
| G | Total Amount Paid                                     | ✓ 27,39,557 |
| H | Balance Amount Payable (F-G)                          | 1,92,853    |

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

|   |                                    | Total amount | Cheq.ready | Balance HL |
|---|------------------------------------|--------------|------------|------------|
| M | Housing Loan Sanctioned            | -            | -          | -          |
| N | Own contribution (including taxes) | 29,32,410    | 27,39,557  | 1,92,853   |

**Security Cheque Details:**

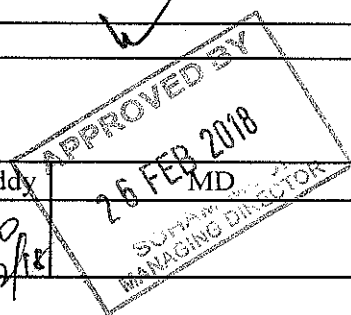
|                       | Cq. No. | Amount   | Security cq.received                   |
|-----------------------|---------|----------|--|
| 1st Installment of HL |         | -        | Not required                           |
|                       |         |          | Collect cq.at the time of registration |
| Own contribution      |         | 1,92,853 | Security cq.received                   |
|                       |         |          | Not required                           |
| Balance HL Amount     |         |          | Collect cq.at the time of registration |
|                       |         | -        | Not required                           |
|                       |         |          | Collect cq.at the time of registration |

**Remarks:**

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

**Authorised by:**

|      |                    |                    |                    |
|------|--------------------|--------------------|--------------------|
| Name | Accountant         | CR Manager         | Prabhakar Reddy    |
| Sign | <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| Date | 26/02/18           | 26/2/18            | 26/02/18           |


  
**APPROVED BY**  
 26 FEB 2018  
 MD  
 SUDHAW  
 MANAGING DIRECTOR