

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.	319	<input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input checked="" type="checkbox"/> Semi-deluxe <input 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 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 & open to sky	<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)	19,30,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	157	N A
Sale Deed value	19,30,000/-	<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	31,05,2018	<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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 5/11/16	Date: 5/11/16	Date: 05/11/16	Date: 05 NOV 2016

**APPROVED BY**  
05 NOV 2016  
SOHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. S. VARALAXMI REDDY		
Flat / Bungalow No.	319	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	19,30,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	20,125
D	Add: GST @ 12%	1,89,600
E	Total Taxes (B + C + D)	2,14,525
F	Total amount payable (A+E)	21,44,525
G	Total Amount Paid	18,53,025
H	Balance Amount Payable (F-G)	2,91,500

K	Sale Deed Value	19,30,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	16,62,000	12,97,000	3,65,000
N	Own contribution (including taxes)	4,82,525	5,56,025	(73,500)

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		(73,500)	Not required
			Collect cq.at the time of registration
Balance HL Amount		3,65,000	Not required
			Collect cq.at the time of registration

Remarks:

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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		21/11/18	21/11/18

**APPROVED BY**  
 MD  
 12 NOV 2018  
 SUHAM MOPI  
 MANAGING DIRECTOR





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

Flat / Villa No.	319
Name of Buyer	VARALAXMI REDDY

A.	Total sale consideration.	Rs. 19,30,000
B.	Less: Discount for on time payments.	Rs.NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by directly.
E.	Add: VAT	Rs.4,375
F.	Add: Service Tax	Rs. 15,750
G.	Add: GST	Rs. 1,89,600 + 7,503+9,000=2,06,103
H.	Add: Extra Specs Charges	Rs. 41,682 +50,000(extra car)=91,682
I.	Add: Misc. Charges	Rs. 4,300 + 390 =4,690
J.	Less: Amount paid	Rs. 22,18,025
K.	Balance amount Due	Rs.34,575
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.19,008 <i>Not finalized</i>
M	Maintenance charges due from	1 <sup>st</sup> March 2019
N	Buyer Info database balance	Rs. 34,575 ✓
O	Tally balance	Rs. 34,575 ✓
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be 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 Date: 25/1/19	 Accountant Date: 25/1/19	 Samba Siva Rao Date: 29/1/19	 Managing Partner Soham Modi Date: 30 JAN 2019
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- Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.