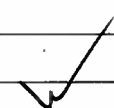


Check List

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.	320	<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 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	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)	20,35,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	165	N A	
Sale Deed value	20,35,000/-	<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	31.10.2018	<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:	Sign:	Sign:	Sign:
Date: 24/4/17	Date: 24/4/17	Date: 24/04/17	Date: 24 APR 2017


APPROVED BY
 24 APR 2017
 SUB-INSPECTOR
 MAY 2017

SALE DEED AUTHORIZATION FORM

Project	M/S. PARMAOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. CHANDAN HAZRA		
Flat / Bungalow No.	320	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	20,35,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	30,489
D	Add: GST @ 12%	1,80,570
E	Total Taxes (B + C + D)	2,15,559
F	Total amount payable (A+E)	22,50,559
G	Total Amount Paid	18,35,000
H	Balance Amount Payable (F-G)	4,15,559

K	Sale Deed Value	20,35,000
L	Construction Contact value	-

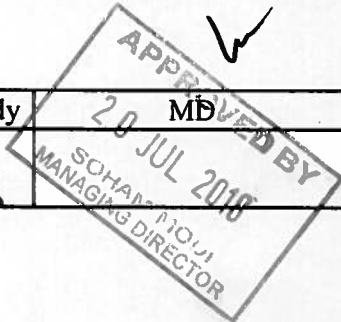
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	15,00,000	12,10,000	2,90,000
N	Own contribution (including taxes)	7,50,559	6,25,000	1,25,559

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		1,25,559	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount		2,90,000	<input type="checkbox"/> Collect cq.at the time of registration
			<input checked="" type="checkbox"/> Security cq.received

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date			20/07/18	

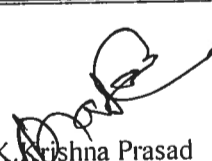
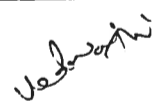
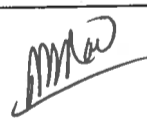

Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	320
Name of Buyer	CHANDAN HAZRA

A.	Total sale consideration.	Rs 20,35,000/- ✓
B.	Less: Discount for on time payments.	Rs. 21,000 ✓
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. 6,628 ✓
F.	Add: Service Tax	Rs.23,861 ✓
G.	Add : GST	Rs. 1,80,570 +2,160=1,82,730 ✓
H.	Add: Extra Specs Charges	Rs. 12,000 ✓
I.	Add: Misc. Charges	Rs.4,300 +390 =-4,690/- ✓
J.	Less: Amount paid	Rs.18,69,989+1,95,250+1,78,870 =22,44,109/- ✓
K.	Balance amount Due	Rs. Nil ✓
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 200 ✓
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 9,260 ✓ <i>not final</i>
M	Maintenance charges due from	1 st November 18
N	Buyer Info database balance	Rs. (200)
O	Tally balance	Rs. (200)
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 November 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 Date: <u>26/9/18</u>	 Accountant Date: <u>26/9/18</u>	 Samba Siva Rao Date: <u>26/9/18</u>	 Managing Partner: Soham Modi Date: <u>21 SEP 2018</u>
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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.
3. Mention details of eligibility of special offers in remarks column.

