

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.	323	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	39.50	<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 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)	20,56,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	168	N A
Sale Deed value	20,56,000/-	<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	31.12.2018	<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:
Sign:	Sign:	Sign:	Sign:
Date: 19/6/17	Date: 19/6/17	Date: 19/6/17	Date: 19 JUN 2017

**APPROVED BY:**  
SOHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. SURESH KUMAR PREMCHANDANI		
Flat / Bungalow No.	323	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	20,56,000
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	74,445
D	Add: GST @ 12%	91,356
E	Total Taxes (B + C + D)	1,70,101
F	Total amount payable (A+E)	22,26,101
G	Total Amount Paid	22,00,802
H	Balance Amount Payable (F-G)	25,299

K	Sale Deed Value	20,56,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	22,26,101	22,00,802	25,299

**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		25,299	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount		-	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
		-	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

# 63,000/- On time payment discount given:

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		22/11/18	22/11/18

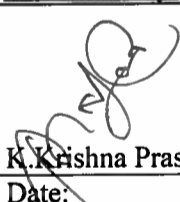
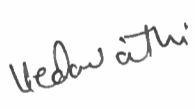
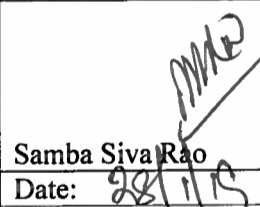

**APPROVED BY**  
**25 JULY 2018**  
**SOHAM MODI**  
**MANAGING DIRECTOR**

Flat /Villa No.	<b>323</b>
Name of Buyer	<b>SURESH PREMCHANDANI</b>

A.	Total sale consideration.	Rs. 20,56,000/-
B.	Less: Discount for on time payments.	Rs. 63,000 ✓
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. 16,184 ✓
F.	Add: Service Tax	Rs. 58,262 ✓
G.	Add: GST	Rs. 91,356 + 1,350 = 92,706 ✓
H.	Add: Extra Specs Charges	Rs. 7,500
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 22,00,802 ✓
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 28,460
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. (7,052) (6673) ✓
M	Maintenance charges due from	1 <sup>st</sup> March 2019
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (rs. 7,560) to be collected	
	Membership fee Rs.50/- to be 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: _____	 Vedwathi Accountant Date: 25/1/19	 Samba Siva Rao Date: 28/1/19	 Managing Partner: Soham Modi SOHAM MODI MANAGING DIRECTOR Date: _____
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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.