

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.	A-406	<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 checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input 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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	24,41,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	106	N A
Discount (in Rs. per sft.)	150/-	N A
On time payment discount ((in Rs. per sft.)	100/-	
Total Discount (in Rs. per sft.)	250/-	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	24,41,000/-	<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 type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	31.12.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):
Sign:	Sign:	Sign:
Date: 21/10/13	Date: 21/11/13	Date: 21/11/13
APPROVED BY  Approved by (MD): Sign: 2 NOV 2013 Date: 2 NOV 2013 MANAGING DIRECTOR		

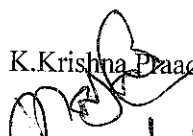


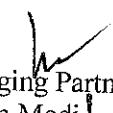
**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat No.	<b>406</b>
Name of Buyer	<b>K.SHIRISH KUMAR</b>

A.	Total sale consideration.	Rs. 24,41,000	/
B.	Less: Discount for on time payments.	Rs. Nil	/
C.	Less: Other discounts-Employee discount & Discount not shown in sale consideration.	Rs.1,81,500 + 1,21,000 = 3,02,500	/
D.	Add: Reg. Charges	Rs.1,46,460	/
E.	Add: VAT	Rs.30,513 + 1,211 =31,724	/
F.	Add: Service Tax	Rs.84,009 +1,091 = 85,100	/
G.	Add: Extra Specs Charges	Rs.24,238	/
H.	Add: Misc. Charges	Rs.4,300 +390+194+152+185+84+175+176+175+175+175+20,000+10,890+50 =37,318	/
I.	Less: Amount paid	Rs.20,26,000 + 4,37,000 = 24,63,000	/
J.	Balance amount Due	Rs. 318	/
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Rs.NIL
L.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Rs. 45,758
M.	Maintenance charges due from	1 <sup>st</sup> April 2016	
N.	Buyer Info database balance	Rs. 318/-	/
O.	Tally balance	Rs. 318/-	/
P.	Remarks:	Corpus fund, maintenance charges up to Dec'16 & Membership fee are added in the above statement.	

	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: 26/11/16	 Accountant Date: 28/11/16	 Samba Siva Rao /Jaya Prakash Date: 29/11/16	 Managing Partner: Soham Modi Date: 28/11/16
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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.

*Samba Siva Rao must certify to*

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. K. SIRISH KUMAR		
Flat / Bungalow No.	406	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	24,41,000
B	Add : Stamp duty & registration charges	1,51,760
C	Add: Service Tax	88,486
D	Add: VAT	30,513
E	Total Taxes (B + C + D)	2,70,759
F	Total amount payable (A+E)	27,11,759
G	Total Amount Paid	20,26,000
H	Balance Amount Payable (F-G)	6,85,759

I	Sale Deed Value	24,41,000
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	16,01,000	16,01,000	-
L	Own contribution (including taxes)	11,10,759	4,25,000	6,85,759

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
Own contribution			Collect cq.at the time of registration
		6,85,759	Security cq.received Not required <i>Rs. 3,83,259/-</i>
Balance HL Amount			Collect cq.at the time of registration
			Security cq.received Not required
			Collect cq.at the time of registration

**Remarks:**

# Rs.150 per sft discount not shown in sale agreement @ Rs.1,81,500/-  
 # Rs.100 per sft Employee discount given @ Rs.1,21,000/-  
 # Total discount = 3,02,500/- : # Bridge loan approved *≠ Loan documents Executed*  
*≠ Cheques returned.*

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	03/08/16	03/08/16	02/08/16

**APPROVED BY**  
 19 AUG 2016  
 SOHAM MOHANTY  
 MANAGING DIRECTOR

**APPROVED BY**  
 3 AUG 2016  
 SOHAM MOHANTY  
 MANAGING DIRECTOR