

Check List

Items to be checked	Mention details here		Sale Agreement, booking form & plan tally?
Project Name	VOC		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	Sri Venkataramana Constructions & Others		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Plot no.	149		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	147		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1820		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi Deluxe <input checked="" type="checkbox"/> Deluxe		<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 / plot	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Boundaries: North	Plot no.148		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Plot no.150		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	30' wide road		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Plot no.146		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	5494000		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	115		NA
Discount (in Rs. per sft.)	300/- per sft		NA
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	300 per sft		
Sale consideration calculation	Check booking form with price list		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	2197600		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value			<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	3296400		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Agr. for Development charges 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	20.10.2018		<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks			
Prepared by (vineela)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 21/1/18	Date: 25/1/18	Date: 27/1/18	Date: 29 JAN 2018

SRI VENKATARAMANA CONSTRUCTIONS & OTHERS
 BANGALORE
 29 JAN 2018


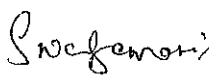
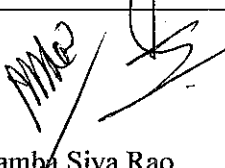
Authorization form for handing over the possession of Flat in 'Villa Orchids'

Flat No.	149
Name of Buyer	Ldr Cdr Nishant Kumar Sinha

A.	Total sale consideration.	Rs. 54,94,000/-	
B.	Less: Discount for on time payments.	Rs. Nil	
C.	Less: Other discounts	Rs. Nil	
D.	Add: Reg. Charges	Rs. 3,29,740/-+Rs. 5,524/-(GHMC mutation charges)	
E.	Add: VAT	Rs. NA + 51,357/- (GST)	
F.	Add: Service Tax	Rs. 2,27,971/-	
G.	Add: Extra Specs Charges	Rs. 6,510/- + 1172/-	Subject to approval
H.	Add: Misc. Charges	Rs. 5,300/-	
I.	Less: Amount paid	Rs. 61,33,039/-	
J.	Balance amount Due	Rs. —	
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Rs. 11,465/-
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Rs.
M.	Maintenance charges due from		
N.	Buyer Info database balance	Rs. 11465	
O.	Tally balance	Rs. —	
P.	Remarks:		
	Corpus Fund Rs.30,000/- to be collected		
	Maintainance charges @Rs.2500/- to be collected for initial six months		
	Membership fee Rs.50/- to be collected		

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date: 12/3/18	Date:	Date:

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.