

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.	(401) 801	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" 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 & Lift	<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	29,24,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	136	N A	
Discount (in Rs. per sft.)	227 per sft	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	227 per sft		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	29,24,500/-	<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	31.03.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): E. Navaneetha	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 24/4/15	Date: 06/4/15	Date: 27/4/15	Date: 29/4/15

APPROVED BY

29 APR 2015
 SUMAM NAGESH
 MANAGING DIRECTOR

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

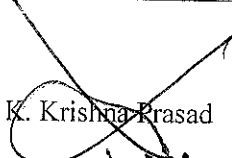
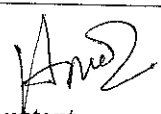
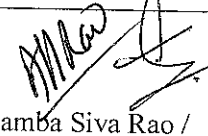

Flat No.	801
Name of Buyer	NILESH PANWAR

A.	Total sale consideration.	26,50,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts-	NIL
D.	Add: Reg. Charges	1,59,000
E.	Add: VAT	33,125
F.	Add: Service Tax.	97,990
G.	Add: Extra Specs Charges (revised)	(-) 13,876
H.	Add: Misc. Charges	4,300 + 390 + 194 +152+185+84+175 =5,480/-
I.	Less: Amount paid	29,45,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	13,280
Remarks:		
1) Corpus fund Rs.20,000/- to be collected.		
2) Initial 6 maintenance charges to be collected (Rs.7,260/-) .		
3) Membership fee Rs.50/- to be collected.		
M	Interest Amount as calculated	34,477
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	April 2016 @ Rs.1.00 per sft.

Subject to MD Sir Approval

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	✓
2.	Buyer has signed the Association Membership Form.	✓
3.	No Due Certificate signed	✓
4.	6 PDC for Maintenance Charges collected	✓
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
6.	Service Tax Undertaking collected	✓

Authorized by:

 K. Krishna Prasad Date: 13/07/16	 Accountant Date: 14/07/16	 Samba Siva Rao / Jayaprakash Date: 14/07/16	 APPROVED BY Managing Partner Soham Mohan Date: 14/07/16 SOHAM MOHAN MANAGING DIRECTOR
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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.

REMARKS

SOB VSC VOC PMR MFH GWE MNM KNM OTHERS _____

PME -F.NO. 801-Mr. NILESH PANWAR

Date. 14-07-2016

Sir,

1) Booking form has made for full amount of Rs. 29,24,500/-including discount of Rs.2,74,500/-

2) As per customer final eligibility, we made agreement on original sale cost(26,50,000/-).

This is for information.

(Please approve)

By.  K. Krishna Prasad

Work Completed.

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. NILESH PANWAR		
Flat / Bungalow No.	801	Area	1210
Land Area	55.46		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	26,50,000
B	Stamp duty & registration charges	1,63,500
C	Service Tax @ 4.50% on Sale Deed	1,19,250
D	VAT @ 1.25% on Sale Consideration	33,125
E	Total Taxes (B + C + D)	3,15,875
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	29,65,875
I	Total Amount Paid	28,25,000
J	Balance Amount Payable (H-I)	1,40,875

K	Amount for Sale Deed	26,50,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	HDFC		HL Cq. Amount
			1,20,000

FINAL RELEASE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received	
		1,20,000	<input type="checkbox"/>	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received	
		-	<input checked="" type="checkbox"/>	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received	
		-	<input checked="" type="checkbox"/>	Not required
Total Taxes Amount (E)	Cq. No.	Amount	Paid	<input checked="" type="checkbox"/> Through HL
		3,15,875	<input type="checkbox"/>	Security cq.received
			<input type="checkbox"/>	Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	OR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	03/06/16	01/06/16	01/06/16

APPROVED BY
 03 JUN 2016
 SORHAM MUDI
 MANAGING DIRECTOR