

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.	103	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No	Single	<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 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 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	23,54,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		NA	
Discount (in Rs. per sft.)		NA	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)			
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	23,54,000/-	<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	30.04.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar	Approved by (MD)
Sign:	Sign:	Sign:	Sign:
Date: 27/2/16	Date: 27/2/16	Date: 27/2/16	Date: 26 FEB 2016

**APPROVED BY**  
SOHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. CHOPPERLA RAJA		
Flat / Bungalow No.	103	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	23,54,000
B	Stamp duty & registration charges	1,45,740
C	Service Tax @ 3.625% on Sale Deed	85,333
D	VAT @ 1.25% on Sale Consideration	29,425
E	Total Taxes (B + C + D)	2,60,498
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	26,14,498
I	Total Amount Paid	5,11,000
J	Balance Amount Payable (H-I)	21,03,498

K	Amount for Sale Deed	23,54,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	20,00,000
O	Margin Money (A-N)	3,54,000

**Housing Loan Details:**

Payment scheme	Housing Loan	Installem Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	HDFC		
			HL Cq. Amount
			20,00,000

FINAL RELEASE

**Security Cheque Details:**

1st Installment of HL	Cq. No.	Amount	Security cq.received
		20,00,000	Not required <input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		1,03,498	Not required <i>discount</i> <input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.		Security cq.received
		-	Not required <input checked="" type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Security cq.received
		2,60,498	<input checked="" type="checkbox"/> Paid Through HL <input type="checkbox"/> Security cq.received <input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

# Rs.1,40,000/- on time payment discount given:
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**Auhorised by:**

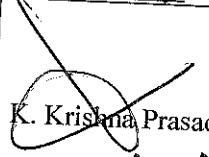
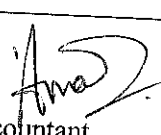

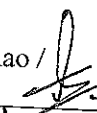
Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	24/3/16	27/3/16	24/03/16	25 MAR 2016

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

Flat No.	103
Name of Buyer	Mr. Ch. Raja

A.	Total sale consideration.	23,54,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount	1,29,000
D.	Add: Reg. Charges	1,41,240
E.	Add: VAT	29,425 + 619 + 1,250 = 31,294
F.	Add: Service Tax.	85,332 + 449 + 906 = 86,687
G.	Add: Extra Specs Charges (revised)	12,388 + 25,000(false ceiling)
H.	Add: Misc. Charges	4,300 + 390 + 156 + 15,000 + 6,060 + 50 = 25,956
I.	Less: Amount paid	25,11,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	36,565
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.15,000/- included in the above statement.		
2) Initial 6 months maintenance charges included in the above statement. (Rs.6,060/-).		
3) Membership fee Rs.50/- included in the above statement.		
M.	Interest Amount as calculated	(-) 17,475/-
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.

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	<input checked="" type="checkbox"/>

Authorized by:			
 K. Krishna Prasad	 Accountant	 Samba Siva Rao / Jayaprakash	 Managing Director SOHAM M. MANAGING DIR
Date: 12/04/16	Date: 12/04/16	Date: 13/4/16	Date:

**APPROVED BY**  
13 APR 2016  
SOHAM M.  
MANAGING DIR

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