

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.	806	<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 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	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	19,73,750/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)	153	N A
On time payment discount ((in Rs. per sft.)	836	
Total Discount (in Rs. per sft.)	75	
Sale Consideration Calculation	911	
Sale Deed value	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	19,73,750/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments	—	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	31.10.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K) Krishna Prasad:	Checked by (Accountant): Mr. Amar	Approved by (MD)
Sign:	Sign:	Sign:	Sign:
Date: 22/7/16	Date: 22/7/16	Date: 22/07/16	Date: 22/07/16

APPROVED BY
22 JUL 2016
SOHAN M...
MANAGING DIRECTOR

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

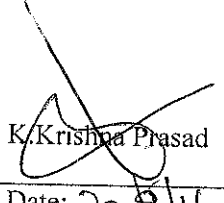


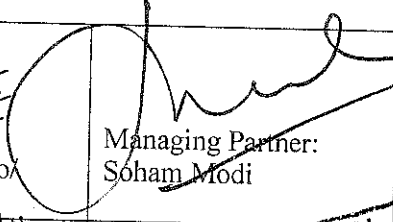
Flat No.	806
Name of Buyer	M. B.C HAJELA

A.	Total sale consideration.	Rs. 19,73,750
B.	Less: Discount for on time payments.	Rs 90,750 <i>- Subject to MD</i>
C.	Less: Other discounts	Rs.Nil
D.	Add: Reg. Charges	Rs.1,18,440
E.	Add: VAT	Rs.24,672 + 165 = 24,837
F.	Add: Service Tax	Rs.88,819 + 148 + 194 = 89,161
G.	Add: Extra Specs Charges	Rs.3,295
H.	Add: Misc. Charges	Rs.4,300 + 390 + 350(175x2) = 5,040
I.	Less: Amount paid	Rs.21,49,636
J.	Balance amount Due	Rs.NIL
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 25,863
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Maintenance charges due from	November 2016 @ Rs.1,210/-p.m
N.	Buyer Info database balance	Rs. - 25,863/-
O.	Tally balance	Rs. Cr 25,863/-
P.	Remarks:	
	Corpus fund Rs.20,000/- & Advance 6 months @ Rs.7,260/- and Membership fee Rs.50/- to be collected.	

Siv. Approval

	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	 Accountant	 Samba Siva Rao Jaya Prakash	 Managing Partner: Soham Modi
Date: 29/9/16	Date: 30/9/16	Date: 30/9/16	Date:

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

APPROVED BY
30 SEP 2016
SOHAM MODI
MANAGING DIR.

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. BIKASH CHANDRA HAJELA & OTHERS		
Flat / Bungalow No.	806	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	19,73,750
B	Add : Stamp duty & registration charges and Mutation exp	1,22,925
C	Add: Service Tax @4.5%	88,819
D	Add: VAT @1.25%	24,672
E	Total Taxes (B + C + D)	2,36,416
F	Total amount payable (A+E)	22,10,166
G	Total Amount Paid	21,49,636
	Balance Amount Payable (F-G)	60,530

I	Sale Deed Value	19,73,750
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	-	-	-
L	Own contribution (including taxes)	22,10,166	21,49,636	60,530

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
			<input checked="" type="checkbox"/>	Not required
				Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
		60,530	<input checked="" type="checkbox"/>	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
			<input checked="" type="checkbox"/>	Not required
				Collect cq.at the time of registration

Remarks:

Rs.90,750/- on time payment discount given
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	07/09/16	07/09/16	07/09/16	

