

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 type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	807	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	46.29	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	6'-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	25,05,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	225 + 150 (car parking)	N A
Total Discount (in Rs. per sft.)	375	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	25,05,500/-	<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	30.07.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad): KVP	Checked by (Accountant): Mr. Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 27/4/16	Date: 27/6/16	Date: 27/04/16	Date:

**APPROVED BY**  
27 APR 2016  
SOHAM MODI  
MANAGING DIRECTOR

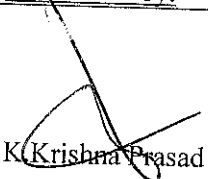

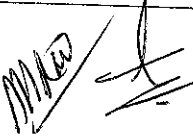

**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat No.	807
Name of Buyer	Mrs. V. VARDHINI & Mr. K. MANOHAR

A.	Total sale consideration.	Rs. 25,05,500
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts- Discount not shown in sale consideration	Rs. 3,77,250
D.	Add: Reg. Charges	Rs. 1,50,330
E.	Add: VAT	Rs. 31,319 + 180 = 31,499
F.	Add: Service Tax	Rs. 1,12,410 + 162 + 194 = 1,12,766
G.	Add: Extra Specs Charges	Rs. 3,595/-
H.	Add: Misc. Charges	Rs. 4300+390+500+175+84+175+175=5799
I.	Less: Amount paid	Rs. 23,25,000 + 37,239 ✓
J.	Balance amount Due	Rs. 4,07,239 70,001 ✓
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. (-) 4,998/-
M.	Maintenance charges due from	1 <sup>st</sup> September 2016
N.	Buyer Info database balance	Rs. 70,001 ✓
O.	Tally balance	Rs. 70,001 ✓
P.	Remarks:	
	1) Corpus fund Rs. 15,000/-, advance 6 months maintenance charges @ Rs. 1010/-p.m & membership fee Rs. 50/- to be collected in favour of Association.	

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: 02/09/16	 Accountant Date: 06/09/16	 Samba Siva Rao/ Jaya Prakash Date: 2/9/16	 <b>APPROVED BY</b> Managing Partner: SOHAM MODI SOHAM MODI MANAGING DIRECTOR Date:
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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.

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESATES - PARAMOUT RESIDENCY		
Buyer Name	MR. KOTTE MANOHAR		
Flat / Bungalow No.	807	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	
B	Stamp duty & registration charges	25,05,500
C	Service Tax @ 4.35% on Sale Deed	1,54,830
D	VAT @ 1.25% on Sale Consideration	90,824
E	Total Taxes (B + C + D)	31,319
F	Interest agreed to be paid	2,76,973
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	27,82,473
J	Balance Amount Payable (H-I)	2,25,000
		25,57,473
K	Amount for Sale Deed	
L	Amount for Construction Contact	25,05,500
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	22,44,216
		2,61,284

**Housing Loan Details:**

Payment scheme	Housing Loan	Installem Scheme	Other:	
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	ICICI			21,00,000

FINAL RELEASE

**Security Cheque Details:**

1st Installment of HL	Cq. No.	Amount	Security cq.received	
		21,00,000	<input checked="" type="checkbox"/>	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration	
			<input checked="" type="checkbox"/>	Not required
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration	
		1,44,216	<input checked="" type="checkbox"/>	Not required
Total Taxes Amount (E)	Cq. No.	Amount	<input checked="" type="checkbox"/>	Collect cq.at the time of registration
		2,76,973	<input checked="" type="checkbox"/>	Paid Through HL
			<input checked="" type="checkbox"/>	Security cq.received
			<input checked="" type="checkbox"/>	Collect cq.at the time of registration

**Remarks:**

Actual Cost Rs.21,28,250 but declared to avail the maximum loan Rs.25,05,500/-  
 difference amount : Rs. 3,77,250 - discount not shown in sale agreement

**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	13/5/16	13/5/16	13/05/16

**APPROVED BY**  
 MD 3 MAY 2016  
**SOHAN MODI**  
 MANAGING DIRECTOR