




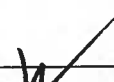
Flat /Villa No.	124
Name of Buyer	INDERPAL SINGH

A.	Total sale consideration.	Rs. 27,07,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,62,420 +12 =1,62,432
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 3,24,840 +702 =3,25,542
H.	Add: Extra Specs Charges	Rs.3,900
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs .29,11,300
K.	Balance amount Due	Rs.2,92,264
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 9,855/-
M	Maintenance charges due from	1 st July 2019
N	Buyer Info database balance	Rs. 2,92,264
O	Tally balance	Rs. 2,92,264
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 9,090) collected	→ Rs. 24,140
	Membership fee Rs.50/- collected.	

Not finalised.

	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: 25/6/19	 Accountant Date: 27/6/19	 Samba Siva Rao Date: 29/6/19	 Managing Partner: Soham Modi Date: 01 JUL 2019
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APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

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

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	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	124	<input checked="" 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		<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<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	<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 (as per declaration form)	27,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	192	N A
Sale Deed value	27,07,000/-	<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	31-03-2019	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Remarks		

Prepared by (Ch. Venkat Ramana Reddy):	Checked by (K.Krishna Prasad):	Checked by (Accountant): Mrs. Vedavathi	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 21/11/18	Date: 21/11/18	Date: 21/11/18	Date: 21 NOV 2018

APPROVED BY
SUDHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES -PARAMOUNT AVENUE		
Buyer Name	MR. INDERPAL SINGH PANESAR & OTHERS		
Flat / Bungalow No.	126	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	27,07,000
B	Add : Stamp duty & registration charges, Mutation exp	1,67,220
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	1,67,220
F	Total amount payable (A+E)	28,74,220
G	Total Amount Paid	4,75,000
H	Balance Amount Payable (F-G)	23,99,220

K	Sale Deed Value	27,07,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	24,36,300	-	24,36,300
N	Own contribution (including taxes)	4,37,920	4,75,000	(37,080)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		(37,080)	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount			<input type="checkbox"/> Collect cq.at the time of registration
		24,36,300	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

HOUSING LOAN EXPECTING:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			20/05/19

APPROVED BY

 20 MAY 2019
 S. J. HAM MOJI
 MANAGING DIRECTOR