

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.	A-203	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Built-up-area (sft)	1010	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Car Parking No	Single	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input checked="" 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 checked="" type="checkbox"/> No	
East	6'-6" wide corridor	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
West	Open to sky	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Total sale Consideration	20,91,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	112	NA	
Discount (in Rs. per sft.)	60/-	NA	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	60/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	20,91,000/-	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Date of completion	31.12.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by. (MD):
Sign:	Sign:	Sign:	Sign:
Date: 4/1/14	Date: 17/01/14	Date: 17/1/14	Date: 18 JAN 2014

PARAMOUNT ESTATES

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

Flat No.	203
Name of Buyer	Mrs. VIBHA KAPUR

A.	Total sale consideration.	20,91,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	1,25,460
E.	Add: VAT	26,138 + 285 = 26,423
F.	Add: Service Tax.	66,674 + 207 = 66,881
G.	Add: Extra Specs Charges (revised)	5,700
H.	Add: Misc. Charges	4,300 + 390 + 156 + 15,000 + 6,060 + 50 = 25,956 + 152 (Elec.)
I.	Less: Amount paid	22,81,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	60,420 60,572/-
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	(-) 17,686/-
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	

Authorized by:

K. Krishna Prasad	<i>Amad</i> Accountant	<i>MMA</i> Samba Siva Rao / Jayaprakash	APPROVED BY Managing Partner Soham Me SOHAM INDUSTRIES MANAGING DIRECTOR
Date: <i>24/03/16</i>	Date: <i>25/03/16</i>	Date: <i>30/3/16</i>	Date: _____

- 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 ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. VIBHA KAPOOR		
Flat / Bungalow No.	203	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	20,91,000
B	Stamp duty & registration charges	1,29,760
C	Service Tax @ 3.5% on CA	73,185
D	VAT @ 1.25% on Sale Consideration	26,138
E	Total Taxes (B + C + D)	2,29,083
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	23,20,083
I	Total Amount Paid	20,81,000
J	Balance Amount Payable (H-I)	2,39,083

K	Amount for Sale Deed	20,91,000
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	Installem Scheme	Other:
Details of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	SBI		
			HL Cq. Amount
			2,00,000

FINAL RELEASE

Security Cheque Details:

	Cq. No.	Amount	Security cq. received
1st Installment of HL		2,00,000	Not required
			<input checked="" type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)		39,083	Security cq. received
			Not required
Balance HL Amount			<input checked="" type="checkbox"/> Collect cq. at the time of registration
			Security cq. received
Total Taxes Amount (E)			<input checked="" type="checkbox"/> Not required
			Collect cq. at the time of registration
Total Taxes Amount (E)		2,29,083	<input checked="" type="checkbox"/> Paid
			Through HL
			Security cq. received
			Collect cq. at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>Nave</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	19/11/15	12/11/15	12/11/15

APPROVED BY
 13 NOV 2015
SOHAM MOJI
 MANAGING DIRECTOR