

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.	222	<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 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 (as per declaration form)	24,04,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	167	N A	
Sale Deed value	24,04,500/-	<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	30.11.2018	<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: 10/5/17	Date: 10/5/17	Date: 10/5/17	Date: 12 MAY 2017

APPROVED BY
12 MAY 2017
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARMAOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. B. VENKATESWAR & OTHERS		
Flat / Bungalow No.	222	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	24,04,500
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	33,638
D	Add: GST @ 12%	2,18,340
E	Total Taxes (B + C + D)	2,56,478
F	Total amount payable (A+E)	26,60,978
G	Total Amount Paid	22,96,478
H	Balance Amount Payable (F-G)	3,64,500

K	Sale Deed Value	24,04,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	18,40,000	14,55,000	3,85,000
N	Own contribution (including taxes)	8,20,978	8,41,478	(20,500)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		(20,500)	Not required
			Collect cq.at the time of registration
Balance HL Amount		3,85,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

APPROVED BY
 MD
 01 AUG 2018
 SOHAM MOULI
 MANAGING DIRECTOR

31/7/18
 90/07/18





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

Villa / Flat No.	222
Name of Buyer	B.VENKATESWAR

A.	Total sale consideration.	Rs 24,04,500/-
B.	Less: Discount for on time payments.	Rs. 10,000
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT	Rs. 7,313
F.	Add: Service Tax	Rs.26,325 -
G.	Add : GST	Rs. 2,18,340 + 4,961=2,23,301
H.	Add: Extra Specs Charges	Rs.27,560 ✓
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690/-
J.	Less: Amount paid	Rs.26,83,689
K.	Balance amount Due	Rs. NIL
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. (1,034)
M	Maintenance charges due from	1 st November 18
N	Buyer Info database balance	Rs. NIL
O	Tally balance	Rs. NIL
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 st November 2018)	✓
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: 12/10/18	 Vedurathi Accountant Date: 13/10/18	 Samba Siva Rao Date: 13/10/18	 Managing Partner: Soham Modi Date: 13 OCT 2018 APPROVED BY SOHAM MODI MANAGING DIRECTOR
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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.
3. Mention details of eligibility of special offers in remarks column.