

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.	C-416	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540	<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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Lift & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	13,91,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	165	N A	
Sale Deed value	13,91,000/-	<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	31.10.2018	<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: 12/4/17	Date: 12/4/17	Date: 13/04/17	Date: 13 APR 2017

**APPROVED BY**  
  
**13 APR 2017**  
 SOHAM MODI  
 MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. NEELIMA MISHRA		
Flat / Bungalow No.	416	Area	540.00
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	13,91,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	24,935
D	Add: GST @ 12%	1,14,882
E	Total Taxes (B + C + D)	1,44,317
F	Total amount payable (A+E)	15,35,317
G	Total Amount Paid	15,08,317
H	Balance Amount Payable (F-G)	27,000

K	Sale Deed Value	13,91,000
L	Construction Contact value	-

		Total amount	Cheq.realesed	Balance HL
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	15,35,317	15,08,317	27,000

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		27,000	Security cq.received
			Not required
Balance HL Amount		-	Collect cq.at the time of registration
			Security cq.received
			Not required
			Collect cq.at the time of registration

**Remarks:**

# 27,000/-on time payment discount given:
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	18/1/19	18/1/19	18/01/19

**APPROVED BY**  
 MD  
 18 JAN 2019  
 SOHAM MOUDI  
 MANAGING DIRECTOR

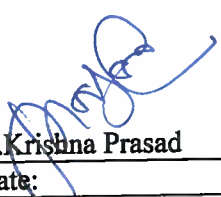


**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat /Villa No.	416
Name of Buyer	NEELAM MISHRA

A.	Total sale consideration.	Rs. 13,91,000/-
B.	Less: Discount for on time payments.	Rs. 27,000
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. 5,421
F.	Add: Service Tax	Rs. 19,514
G.	Add: GST	Rs. 1,14,882 + 954 = 1,15,836
H.	Add: Extra Specs Charges	Rs. 5,300
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 15,08,317
K.	Balance amount Due	Rs. 6,444
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. (13,699)
M	Maintenance charges due from	1 <sup>st</sup> March 2019
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month to be collected	
	Membership fee Rs.50/- collected.	

	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:

			<b>APPROVED BY</b> <b>06 FEB 2019</b> Managing Partner: <b>SOHAM MODI</b> MANAGING DIRECTOR
K. Krishna Prasad	Accountant	Samba Siva Rao	
Date:	Date: 6/2/19	Date: 6/2/19	Date:

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