

**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.	424	<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/-	N A	
PPT No.	169	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	24,04,500/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	—	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.12.2018	<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: 22/6/17	Date: 22/6/17	Date: 22/06/17	Date: 23 JUN 2017

**APPROVED BY**  
73 JUN 2017  
SOHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES -PARAMOUNT AVENUE		
Buyer Name	MR. AKHILESH NAGAR & OTHERS		
Flat / Bungalow No.	424	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%	12,938
D	Add: GST @ 12%	2,61,540
E	Total Taxes (B + C + D)	2,78,978
F	Total amount payable (A+E)	26,83,478
G	Total Amount Paid	23,21,000
H	Balance Amount Payable (F-G)	3,62,478

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	21,24,000	18,16,000	3,08,000
N	Own contribution (including taxes)	5,59,478	5,05,000	54,478

**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		54,478	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount		3,08,000	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

# Mutation and registration exp paid by customer
# 30,000/- on time payment discount given:

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			17/9/18




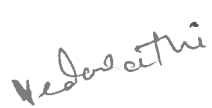


**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat No.	424
Name of Buyer	Mrs. AKHILESH

A.	Total sale consideration.	Rs. 24,04,500/-
B.	Less: Discount for on time payments.	Rs.30,000 ✓ <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Payment paid by customer
E.	Add: VAT	Rs. 2,812 ✓
F.	Add: Service Tax	Rs. 10,125 ✓
G.	Add : GST	Rs.2,61,540 + 2,326 = 2,63,866
G.	Add: Extra Specs Charges	Rs. 12,925 ✓
H.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-
I.	Less: Amount paid	Rs. 26,29,000
J.	Balance amount Due	Rs. 39,918
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. 8,778 <i>Not finalized</i>
M.	Maintenance charges due from	1 <sup>st</sup> January 2019
N.	Buyer Info database balance	Rs. 39,918 /- ✓
O.	Tally balance	Rs. 39,918 /- ✓
P.	Remarks:	
	Corpus Fund Rs.15,000/- to be collected ✓	
	Maintenance charges @ Rs.1,515/-to be collected for initial six months ✓	
	Membership fee Rs.50/- to be 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:

 K. Krishna Prasad Date: _____	 Accountant Date: 18/12/18	 Samba Siva Rao Date: 18/12/18	 Managing Partner: Soham Modi Date: _____ <b>APPROVED BY</b> 7 DEC 2018 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.