

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?		
Project Name	PARAMOUNT AVENUE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Vendor	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Flat no.	822	<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 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)	26,80,000/- ✓	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	187 ✓	N A		
Sale Deed value	26,80,000/-	<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 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):	AOS signed by Gaurgang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 13/6/18	Date: 13/6/18	Date: 14/06/18	Date: 14/06/18	Date: 15.6.18

APPROVED BY

 SUHRAM MODI
 MANAGING DIRECTOR

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MS. S. BHRAMARA SAI		
Flat / Bungalow No.	822	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	26,80,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	3,21,600
E	Total Taxes (B + C + D)	3,26,400
F	Total amount payable (A+E)	30,06,400
G	Total Amount Paid	25,95,300
H	Balance Amount Payable (F-G)	4,11,100

K	Sale Deed Value	26,80,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	25,00,000	20,44,400	4,55,600
N	Own contribution (including taxes)	5,06,400	5,50,900	(44,500)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		(44,500)	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		4,55,600	Not required
			Collect cq.at the time of registration

Remarks:

--	--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>Usharathu</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	12/10/18	13/10/18	13/10/2018



APPROVED BY
 MD
 13 OCT 2018
 SOHAM MUDI
 MANAGING DIRECTOR

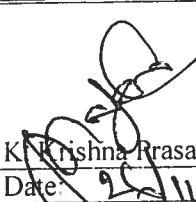
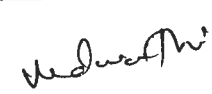
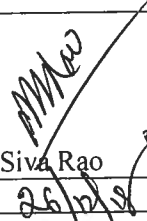

Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	822
Name of Buyer	BHRAMARA SAI

A.	Total sale consideration.	Rs.26,80,000/-
B.	Less: Discount for on time payments.	Rs.NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,60,812
E.	Add: VAT	Rs.NA
F.	Add: Service Tax	Rs.NA
G.	Add : GST	Rs. 3,21,600 +1,908+9,000=3,32,508
H.	Add: Extra Specs Charges	Rs. 10,600
I.	Add: Misc. Charges	Rs.4,800 +390 +50,000(fam.car)=55,190
J.	Less: Amount paid	Rs. 32,11,712
K.	Balance amount Due	Rs.27,398
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. (42,494)
M	Maintenance charges due from	1 st January 2019.
N	Buyer Info database balance	Rs. 27,398/-
O	Tally balance	Rs. 27,398/-
P	Remarks: Corpus fund of Rs. 15,000/- & advance 6 months maintenance charges @ Rs.1.50/- per sft per month (i.e Rs.9,090)& Membership fee Rs.50/-to be 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 January 19)	✓
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:

 Krishna Prasad Date: 25/11/18	 Medurathi Accountant Date: 26/12/18	 Samba Siva Rao Date: 26/12/18	 APPROVED BY Managing Partner: Soham Modi Date: 25/11/2019 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.
3. Mention details of eligibility of special offers in remarks column.