

Check List

Items to be checked	Mention details here		Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	PARAMOUNT ESTATES		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	823		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	18,61,000/-		<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	187		N A	
Sale Deed value	18,61,000/-		<input 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 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 Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 24/7/18	Date: 23/7/18	Date: 23/7/18	Date: 24/7/18	Date: 24-7-18

**APPROVED BY**  
24 JUL 2018  
GAURANG MODI  
MANAGER

**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.PARAMOUNT ESTATES- PARAMOUNT AVENUE		
Buyer Name	MR. BOKKA RAMAKRISHNA & OTHERS		
Flat / Bungalow No.	823	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	18,61,000
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,23,320
E	Total Taxes (B + C + D)	2,27,620
F	Total amount payable (A+E)	20,88,620
G	Total Amount Paid	6,30,480
H	Balance Amount Payable (F-G)	14,58,140

K	Sale Deed Value	18,61,000
L	Construction Contact value	-

		Total amount	Cheq.released	Cheq. Ready
M	Housing Loan Sanctioned	15,70,000	-	13,83,900
N	Own contribution (including taxes)	5,18,620	6,30,480	(1,11,860)

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		13,83,900	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		(1,11,860)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		1,86,100	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

\* Stamp duty paid by Paramount estate

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid blue; padding: 5px; transform: rotate(-5deg);"> <p align="center"><b>APPROVED BY</b> MD <b>04 DEC 2018</b> SOFAM MODI MANAGING DIRECTOR</p> </div>
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date				

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

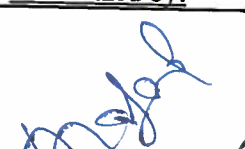
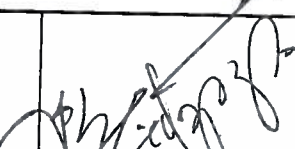
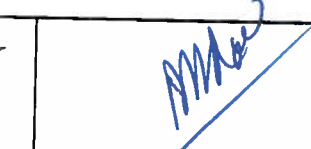

Flat / Villa No.	823
Name of Buyer	B.Ramakrishna

A.	Total sale consideration.	Rs. 18,61,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,11,672
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,23,320 + 1,332 = 2,24,652 ✓
H.	Add: Extra Specs Charges	Rs. 7,400
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-
J.	Less: Amount paid	Rs. 20,14,380
K.	Balance amount Due	Rs. 1,95,034
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. 36,044/-
M	Maintenance charges due from	1 <sup>st</sup> June 2019
N	Buyer Info database balance	Rs. NIL
O	Tally balance	Rs. NIL
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) collected	
	Membership fee Rs.50/- collected.	

*Not finalised*

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: 15/5/19	 Accountant Date: 15/5/19	 Samba Siva Rao Date: 15/5/19	 Managing Partner: Soham Modi Date: 15/5/19
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**APPROVED BY**  
**20 MAY 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.