

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	PARAMOUNT RESIDENCY	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	M/s. Paramount Builders	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	D-307	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	33.77	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	515	<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	Flat No.306	<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' wide corridor & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration (as per declaration form)	10,70,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	296	N A
Sale Deed value	10,70,000/-	<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	30.11.2016	<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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 27/10/16	Date: <i>[Date]</i>	Date: 29/10/16	Date: 29/10/16

APPROVED BY
SOHAM
MANAGING DIRECTOR

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SALE DEED AUTHORIZATION FORM

Project	MR. PARAMONT BUILDERS - PARAMOUNT RESIDENCY		
Buyer Name	MR.RAMANATHAN SUBRAMANIAN		
Flat / Bungalow No.	D-307	Area	515
Land Area	33.77		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	10,70,000
B	Add : Stamp duty & registration charges and mutation exp	68,700
C	Add: Service Tax @4.5%	-
D	Add: VAT @1.25%	13,375
E	Total Taxes (B + C + D)	82,075
F	Total amount payable (A+E)	11,52,075
G	Total Amount Paid	2,87,075
H	Balance Amount Payable (F-G)	8,65,000

I	Sale Deed Value	10,70,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	8,50,000	-	8,50,000
L	Own contribution (including taxes)	3,02,075	2,87,075	15,000

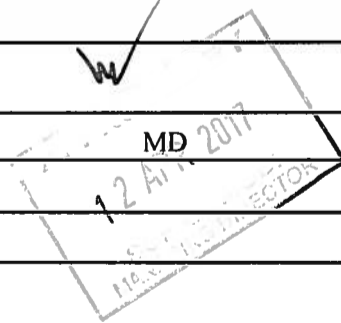
Security Cheque Details:

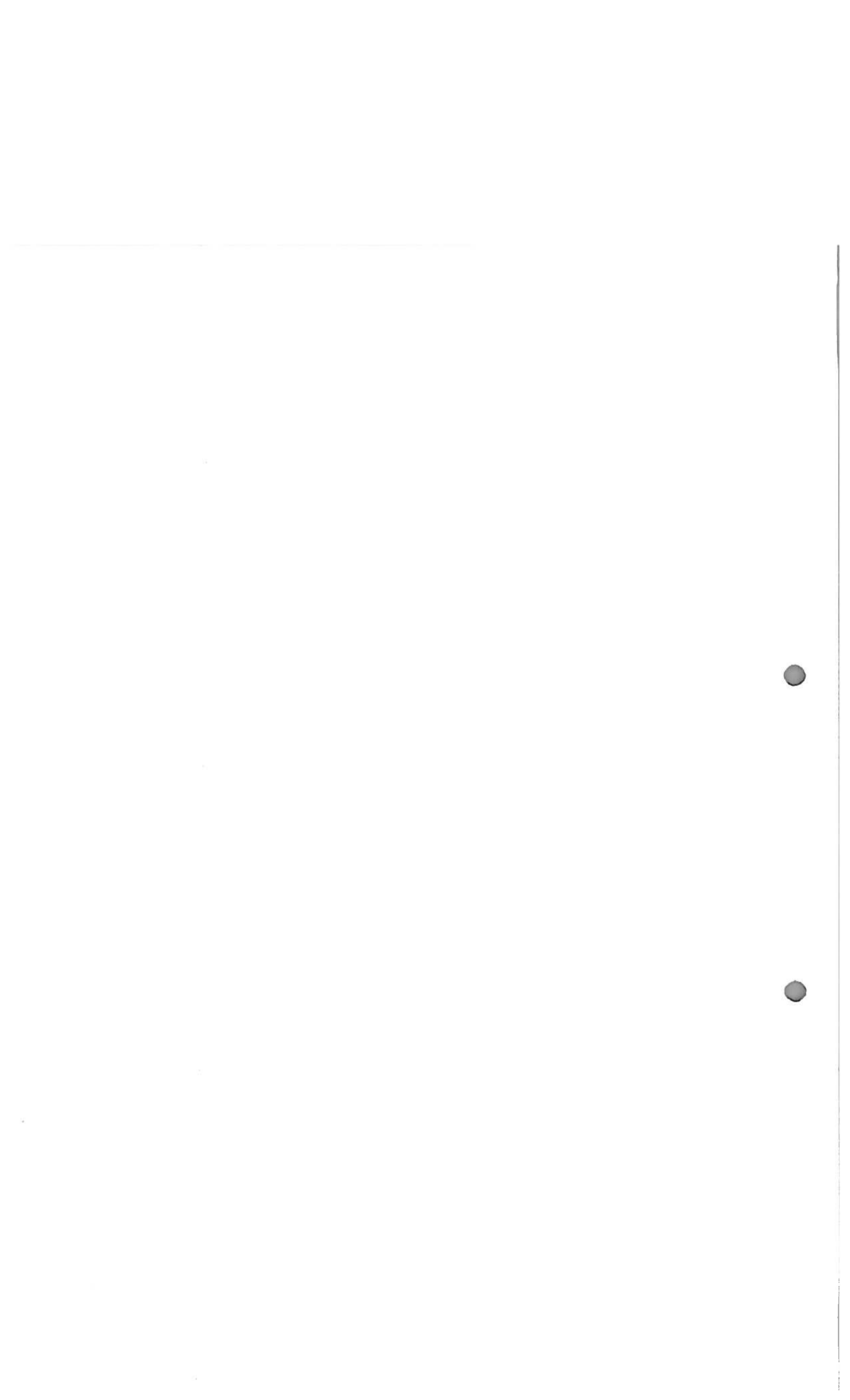
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		15,000	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		8,50,000	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	12/04/17	12/4/17	12/4/17	12 April 2017





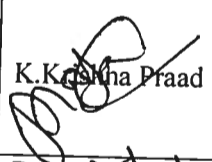

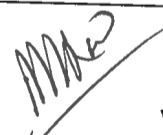
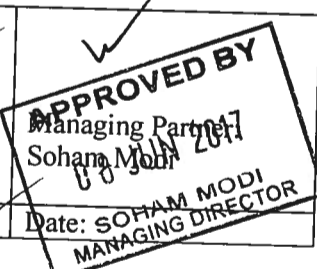
Authorization form for handing over the possession of Flat in 'Paramount Residency'

Flat No.	D- 307
Name of Buyer	RAMANATHAN SUBRAMANIN

A.	Total sale consideration.	Rs. 10,70,000
B.	Less: Discount for on time payments.	Rs.10,000 ✓
C.	Less: Other discounts	Rs.NIL
D.	Add: Reg. Charges	Rs.64,210
E.	Add: VAT	Rs. 13,375
F.	Add: Service Tax	Rs.NA
G.	Add: Extra Specs Charges	Rs. NIL
H.	Add: Misc. Charges	Rs.4,300 +390+500 = 5,190 → 300 ✓
I.	Less: Amount paid	Rs. 11,37,075
J.	Balance amount Due	Rs. 5,700 6000 ✓
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. 72,953/-
M.	Maintenance charges due from	1 st July 2017
N.	Buyer Info database balance	Rs. 6,000 ✓
O.	Tally balance	Rs. 6,000 ✓
P.	Remarks:	
	Corpus fund, maintenance charges & memb.fee 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 Praad Date: 25/5/17	 Accountant Date: 02/06/17	 Samba Siva Rao /Jaya Prakash Date: 7/6/17	 Date: 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.

