

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.	326	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840	<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 & Staircase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	20,77,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	165	NA	
Sale Deed value	20,77,000/-	<input checked="" 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	31.10.2018	<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: 3/5/17	Date: 03/05/17	Date: 03/05/17	Date: 04 MAY 2017

**APPROVED FOR CONSTRUCTION**  
04 MAY 2017  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARMAOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. VEENA RANI		
Flat / Bungalow No.	326	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	20,77,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	75,140
D	Add: GST @ 12%	92,427
E	Total Taxes (B + C + D)	1,72,067
F	Total amount payable (A+E)	22,49,067
G	Total Amount Paid	19,40,842
H	Balance Amount Payable (F-G)	3,08,225

K	Sale Deed Value	20,77,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	16,00,000	12,82,000	3,18,000
N	Own contribution (including taxes)	6,49,067	6,58,842	(9,775)

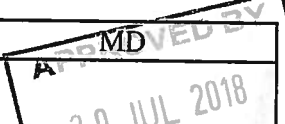
**Security Cheque Details:**

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(9,775)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		3,18,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

# Mutation D. D. obtained by Customer
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date		22/07/18	20/07/18	



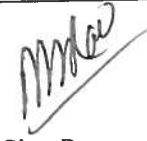
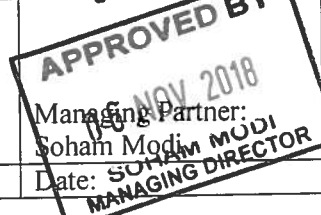
**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	326
Name of Buyer	VEENA RANI

A.	Total sale consideration.	Rs 20,77,000/-
B.	Less: Discount for on time payments.	Rs. 21,000/-
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. 16,335 X
F.	Add: Service Tax	Rs. 58,805
G.	Add : GST	Rs. 92,427 +1,350=93,777
H.	Add: Extra Specs Charges	Rs. 7,500 ✓
I.	Add: Misc. Charges	Rs. 4,300 +390 = 4,690
J.	Less: Amount paid	Rs 23,83,462
K.	Balance amount Due	Rs. 21,735
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. (17,035)
M	Maintenance charges due from	1 <sup>st</sup> December '18
N	Buyer Info database balance	Rs. 21735 ✓
O	Tally balance	Rs. 21735 ✓
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee 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 <sup>st</sup> Dec'18)	
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: 3/11/18	 Accountant Date: 5/11/18	 Samba Siva Rao Date: 5/11/18	 Managing Partner: Soham Modi Date: 05 NOV 2018 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.  
3. Mention details of eligibility of special offers in remarks column.