

Check List

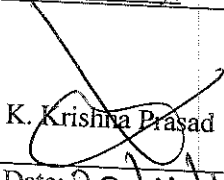



Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vendor	M/s. Paramount Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	701	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Built-up-area (sft)	1210	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No	Single	<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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky & Lift	<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	26,52,750/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	146	N A	
Discount (in Rs. per sft.)	225/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	225/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	26,52,750/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	-	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.03.2016	<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:	Sign:	Sign:	Sign:
Date: 4/1/16	Date: 5/1/16	Date: 05/1/16	Date: 5 JAN 2016

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

Flat No.	701
Name of Buyer	Mrs. Vijaya Shanthi

A.	Total sale consideration.	26,52,750
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts- Free registration, vat, stamp duty & service tax	1,31,349 - Registration, VAT, S.T. Free offer to
D.	Add: Reg. Charges	-- - Registration A/c not submitted by Prabhakar Reddy
E.	Add: VAT	33,159
F.	Add: Service Tax.	98,190
G.	Add: Extra Specs Charges (revised)	(-) 9,354
H.	Add: Misc. Charges	390 + 20,000 + 7,260 + 50 + 186 + 152 = 28,038
I.	Less: Amount paid	26,52,750
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	18,684
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.20,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement. (Rs.7,260/-).		
3) Membership fee Rs.50/- included in the above statement.		
M	Interest Amount as calculated	2,843
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	April 2016 @ Rs.1.00 per sft.

Check List		Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	<input checked="" type="checkbox"/>
2.	Buyer has signed the Association Membership Form.	<input checked="" type="checkbox"/>
3.	No Due Certificate signed	<input checked="" type="checkbox"/>
4.	6 PDC for Maintenance Charges collected	<input checked="" type="checkbox"/>
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
6.	Service Tax Undertaking collected	<input checked="" type="checkbox"/>

Authorized by:			
 K. Krishna Prasad	 Accountant	 Samba Siva Rao / Jayaprakash	 MANAGING DIRECTOR
Date: 30/4/16	Date: 02/05/16	Date: 2/5/16	Date: 2/5/16

Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	VIJAYA SHANTHI		
Flat / Bungalow No.	701	Area	1210
Land Area	55.46		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	
B	Stamp duty & registration charges	26,52,750
C	Service Tax @ 4.35% on Sale Deed	1,63,680
D	VAT @ 1.25% on Sale Consideration	1,15,395
E	Total Taxes (B + C + D)	33,159
F	Interest agreed to be paid	3,12,234
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	29,64,984
J	Balance Amount Payable (H-I)	26,52,750
		3,12,234
K	Amount for Sale Deed	
L	amount for Construction Contact	26,53,000
M	Amount for Agreement for Development Charges	(250)
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

- free offer

**Housing Loan Details:**

Payment scheme	Housing Loan	Installem Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No. HL Cq. Amount

**Security Cheque Details:**

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration
		-	<input checked="" type="checkbox"/> Security cq.received
Balance HL Amount	Cq. No.	Amount	Collect cq.at the time of registration
		-	<input checked="" type="checkbox"/> Security cq.received
Total Taxes Amount (E)	Cq. No.	Amount	Collect cq.at the time of registration
		3,12,234	<input checked="" type="checkbox"/> Paid <input checked="" type="checkbox"/> Through HL
			Security cq.received
			Collect cq.at the time of registration

**Remarks:**

# Free Registration, Vat and ST offer

**Auhorised by:**

Name	Accountant	OR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date			9/4/16

**APPROVED BY**  
 MD  
 SOHAM MODI  
 MANAGING DIRECTOR

For Paramount Estates

Partner