

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	PARAMOUNT ESTATES		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	328		<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	D/S-2		<input 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)	19,82,000/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	177		N A	
Sale Deed value	19,82,000/-		<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	30-09-2018		<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 Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 30/11/17	Date: 30/11/17	Date: 30/11/17	Date:	Date: 4-12-17

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of 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. GOPALA KIRSHNA MADDELA		
Flat / Bungalow No.	328	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	19,82,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	
D	Add: GST @ 12%	2,37,840
E	Total Taxes (B + C + D)	2,42,340
F	Total amount payable (A+E)	22,24,340
G	Total Amount Paid	21,22,060
H	Balance Amount Payable (F-G)	1,02,280

K	Sale Deed Value	19,82,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	15,00,000	12,59,760	2,40,240
N	Own contribution (including taxes)	7,24,340	8,62,300	(1,37,960)

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
		(1,37,960)	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		2,40,240	Not required
			Collect cq.at the time of registration


Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			28/09/18

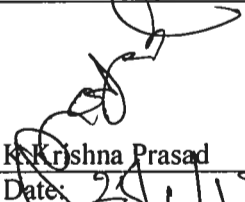



APPROVED BY
 28 SEP 2018
 SOHAM MOJAL
 MANAGING DIRECTOR

Flat/Villa No.	328
Name of Buyer	GOPALA KRISHNA MADDELA

A.	Total sale consideration.	Rs. 19,82,000/
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,18,932
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,37,840 + 2,322=2,40,162 
H.	Add: Extra Specs Charges	Rs. 12,900
I.	Add: Misc. Charges	Rs. 4,300 + 390 +500=5,190
J.	Less: Amount paid	Rs. 23,59184
K.	Balance amount Due	Rs.12
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.(7,052)
M	Maintenance charges due from	1 st March 2019
N	Buyer Info database balance	Rs. 12/-
O	Tally balance	Rs. 12/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (rs. 7,560) to be collected	
	Membership fee Rs.50/- to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected	<input checked="" type="checkbox"/>
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5.	Corpus fund collected	<input checked="" type="checkbox"/>
6.	VAT / Service Tax charged on other amounts	<input checked="" type="checkbox"/>

Authorized by:

 Krishna Prasad Date: 25/1/19	 Accountant Date: 25/1/19	 Samba Siva Rao Date: 28/1/19	 APPROVED BY Managing Partner: Sohan Modi Date: 28/1/19 SOHAN MODI MANAGING DIRECTOR
------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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