

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.	703	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<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 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	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	22,53,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	146	N A	
Discount (in Rs. per sft.)	200/-	N A	
On time payment discount ((in Rs. per sft.)	52/-		
Total Discount (in Rs. per sft.)	255000/- 252800/-		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	22,53,000/-	<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	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): Nagamani	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 16/12/15	Date: 16/12/15	Date: 16/12/15	Date:

APPROVED BY
18 Dec 2015
SOHAM MCI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARMAOUNT AVENUE		
Buyer Name	Mr D. Hari Krishna		
Flat / Bungalow No.	703	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	22,53,000
B	Stamp duty & registration charges	1,39,680
C	Service Tax @ 3.625% on Sale Deed	81,671
D	VAT @ 1.25% on Sale Consideration	28,163
E	Total Taxes (B + C + D)	2,49,514
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	25,02,514
I	Total Amount Paid	5,55,000
J	Balance Amount Payable (H-I)	19,47,514

K	Amount for Sale Deed	22,53,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	16,99,000
O	Margin Money (A-N)	5,54,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	Axis		
			HL Cq. Amount
			16,99,000

Final disbursement

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		16,99,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		(1,000)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)		2,49,514	<input checked="" type="checkbox"/> Paid <input checked="" type="checkbox"/> Through HL
			<input type="checkbox"/> Security cq.received <input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	22/2/15	22/2/15	22/2/15

APPROVED BY
 MD FEB 2016
 SUSHAM MODI
 MANAGING DIRECTOR

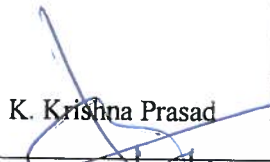
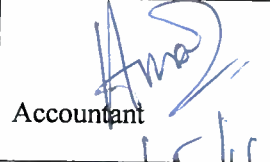
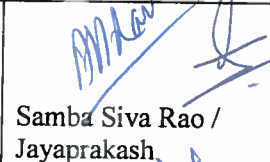
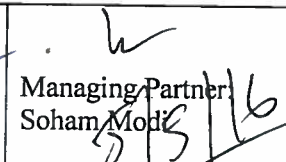
Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	703
Name of Buyer	D. HARISH KRISHNA

A.	Total sale consideration.	22,53,000
B.	Less: Discount for on time payments.	53,000
C.	Less: Other discounts- Free registration, vat, stamp duty & service tax	2,49,506
D.	Add: Reg. Charges	1,35,180
E.	Add: VAT	28,163 + 805 = 28,968
F.	Add: Service Tax.	81,707 + 156 + 700 = 82,563
G.	Add: Extra Specs Charges (revised)	16,095
H.	Add: Misc. Charges	4,300 + 390 + 1,400 + 15,000 + 6,060 + 50 + 152 + 186 = 27,538
I.	Less: Amount paid	22,54,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	13,162
Remarks:		
1) Corpus fund Rs.15,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement. (Rs.6,060/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M	Interest Amount as calculated	8,426
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.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
6.	Service Tax Undertaking collected	

Authorized by:

 K. Krishna Prasad	 Accountant	 Samba Siva Rao / Jayaprakash	 Managing Partner Soham Modi
Date: 4/5/16	Date: 04/05/16	Date: 5/5/16	Date: 5/5/16

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