

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.	705		<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	22,27,750/-		<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	22,27,750/-		<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): Amar			
Approved by (MD):			
Sign:	Sign:	Sign:	Sign:
Date: 5/1/16	Date: 5/1/16	Date: 05/1/16	Date: 16 JAN 2016

APPROVED BY
16 JAN 2016
SOHAMS MUDI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Prject	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. V JAYACHANDRA		
Flat / Bungalow No.	103 705	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	22,27,750
B	Stamp duty & registration charges	1,38,165
C	Service Tax @ 3.625% on Sale Deed	80,756
D	VAT @ 1.25% on Sale Consideration	27,847
E	Total Taxes (B + C + D)	2,46,768
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	24,74,518
I	Total Amount Paid	✓ 5,87,750
J	Balance Amount Payable (H-I)	18,86,768

K	Amount for Sale Deed	22,27,750
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	16,40,000
O	Margin Money (A-N)	5,87,750

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	DHFL		
			HL Cq. Amount
			16,40,000

FINAL RELEASE

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		16,40,000	✓ Not required
			Collect cq.at the time of registration
			Security cq.received
Balance Margin Money (O-I)		2,46,768	✓ Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		-	✓ Not required
			Collect cq.at the time of registration
			Security cq.received
Total Taxes Amount (E)		2,46,768	✓ Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Registraton exp, VAT and ST exempted
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Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	24/2/15	22/3/15	24/03/15	

25 MAR 2015

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

Flat No.	705
Name of Buyer	V.JAYA CHANDRA / SREE DIVYA

A.	Total sale consideration.	22,27,750
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts- Free registration, vat, stamp duty & service tax	2,46,770
D.	Add: Reg. Charges	1,33,680
E.	Add: VAT	27,847 +39 =27,886
F.	Add: Service Tax.	80,756+35+187=80,978
G.	Add: Extra Specs Charges (revised)	783
H.	Add: Misc. Charges	4,300 + 390 + 152+185+85 =5,112
I.	Less: Amount paid	22,27,750
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	1699/-
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.15,000/- to be collected..		
2) 9 monthly maintenance charges to be collected. (Rs 9,090/-) .		
3) Membership fee Rs.50/- to be collected.		
M	Interest Amount as calculated	47,794 <i>not finalised</i>
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.

Subject to MD Sir Approval

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	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:

<i>K. Krishna Prasad</i> K. Krishna Prasad Date: <i>10/06/16</i>	<i>Amo2</i> Accountant Date: <i>10/06/16</i>	<i>Samba Siva Rao</i> Samba Siva Rao / Jayaprakash Date: <i>10/06/16</i>	<i>APPROVED BY</i> <i>10 JUN 2016</i> Managing Partner Soham M... MANAGING DIR.
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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.