

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.	709	<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		<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 (as per declaration form)	23,54,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	156	N A
Sale Deed value	23,54,000/-	<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	31.10.2017	<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: 26/9/16	Date: 26/9/16	Date: 27/9/16	Date: 28 SEP 2016

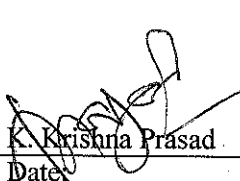
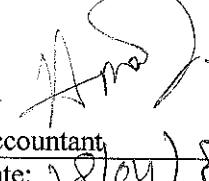
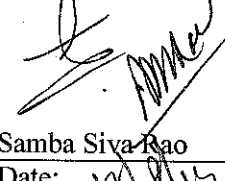
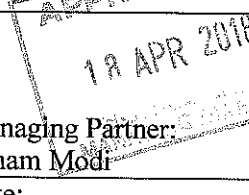
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	709
Name of Buyer	DEEPAK KUMAR

A.	Total sale consideration.	Rs 23,54,000/- ✓
B.	Less: Discount for on time payments.	Rs.35,350/- ✓
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs.1,41,240/- ✓
E.	Add: VAT	Rs.24,985 ✓
F.	Add: Service Tax	Rs.89,947/- ✓
G.	Add : GST	Rs.42,622 +540 = 43,162 ✓
H.	Add: Extra Specs Charges	Rs. 3,000 ✓
I.	Add: Misc. Charges	Rs.4,300 +390 +4,080 +15,000 +7,575 +50 =31,395/- ✓
J.	Less: Amount paid	Rs.25,06,114 + 2,59,280 = 27,65,394 ✓
K.	Balance amount Due	Rs. NIL
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 113,014/-
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs (2,107)
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. - 113,014 /-
O	Tally balance	Rs. cr 113,014 /-
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 st February 2018)	
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: _____	 Accountant Date: 18/04/18	 Samba Siva Rao Date: 18/04/18	 Managing Partner: Soham Modi Date: _____
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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

APPROVED BY
18 APR 2018
M. JAYA PRAKASH
SR. MANAGER-ACCOUNTS & FINANCE

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. DEEPAK KUMAR VARGHAT		
Flat / Bungalow No.	709	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	23,54,000
B	Add : Stamp duty & registration charges, Mutation exp	1,45,740
C	Add: Service Tax and VAT @ 5.75% on 19,98,820/-	1,14,932
D	Add: VAT @ 12% on 3,55,120/-	42,622
E	Total Taxes (B + C + D)	3,03,294
F	Total amount payable (A+E)	26,57,294
G	Total Amount Paid	27,02,114
H	Balance Amount Payable (F-G)	(44,820)

K	Sale Deed Value	23,54,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	18,80,000	18,80,000	-
N	Own contribution (including taxes)	7,77,294	8,22,114	(44,820)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(44,820)	<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
			<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid black; padding: 5px; transform: rotate(-15deg); display: inline-block;"> APPROVED BY 13 JAN 2018 SUHANI MUDI MANAGING DIRECTOR </div>
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	12/01/18	11/01/18	11/01/18	