

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.	711	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1210	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input 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 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	Open to sky & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	27,43,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	157	N A	
Sale Deed value	27,43,500/-	<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	31.12.2017	<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: 05/12/16	Date: 05/12/16	Date: 05/12/16	Date: 05/12/16

APPROVED BY  
 05 DEC 2016  
 MANAGING DIRECTOR


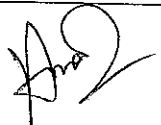

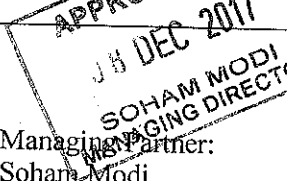
**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Villa / Flat No.	711
Name of Buyer	ARINDAM SENGUPTA

A.	Total sale consideration.	Rs. 27,43,500/- ✓
B.	Less: Discount for on time payments.	Rs. 43,560 ✓
C.	Less: Other discounts	Rs. NIL ✓
D.	Add: Reg. Charges	Rs. 1,64,610/- ✓
E.	Add: VAT	Rs. 34,294/- ✓
F.	Add: Service Tax	Rs. 1,23,458 ✓
G.	Add : GST	Rs. 5,435 /- ✓
H.	Add: Extra Specs Charges	Rs. 30,194/- ✓
I.	Add: Misc. Charges	Rs. 4,300 +390 +20,000 +9,078 +50 = 33,818/-
J.	Less: Amount paid	Rs. 30,91,778/- ✓
K.	Balance amount Due	Rs. Nil
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL ✓
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 1,628/-
M	Maintenance charges due from	1 <sup>st</sup> January 2018
N	Buyer Info database balance	Rs. Nil
O	Tally balance	Rs. Nil
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement..	

	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 <sup>st</sup> January 2017)	
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: 05/12/17	 Samba Siva Rao Date: 6/12/17	 Managing Director: 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.

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. ARINDAM SENGUPTA		
Flat / Bungalow No.	711	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	27,43,500
B	Add : Stamp duty & registration charges and mutation exp	1,68,910
C	Add: Service Tax @4.5%	1,23,458
D	Add: VAT @1.25%	34,294
E	Total Taxes (B + C + D)	3,26,661
F	Total amount payable (A+E)	30,70,161
G	Total Amount Paid	25,72,075
H	Balance Amount Payable (F-G)	4,98,086

I	Sale Deed Value	27,43,500
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready	
K	Housing Loan Sanctioned	25,00,000	21,97,075	3,02,925
L	Own contribution (including taxes)	5,70,161	3,75,000	1,95,161

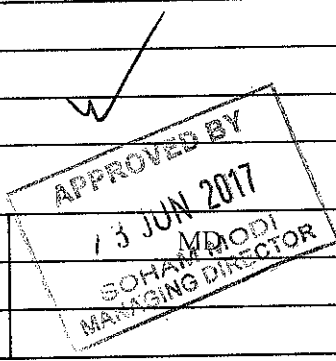
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		1,95,161	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		3,02,925	Not required
			Collect cq.at the time of registration

**Remarks:**

Registration exp chq issued today evening i.e. 22.06.2017
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	22/06/17	22/06/17	27/06/17	