

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.	421	<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		<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 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 & Open to sky	<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)	19,72,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	161	NA	
Sale Deed value	19,72,000/-	<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	31.10.2018	<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): APPROVED BY 27 FEB 2017 SOHAM MODI MANAGING DIRECTOR
Sign:	Sign:	Sign:	Sign:
Date:	Date:	Date:	Date:

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. KESAVA NAGENDRA KRISHNA KUMAR KONA		
Flat / Bungalow No.	421	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	19,72,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	30,475
D	Add: GST @ 12%	1,73,040
E	Total Taxes (B + C + D)	2,08,015
F	Total amount payable (A+E)	21,80,015
G	Total Amount Paid	21,04,800
H	Balance Amount Payable (F-G)	75,215

K	Sale Deed Value	19,72,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	17,74,800	15,74,800	2,00,000
N	Own contribution (including taxes)	4,05,215	5,30,000	(1,24,785)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		(1,24,785)	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		2,00,000	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

Registration exp paid by customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			11/09/18



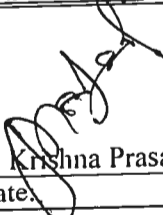

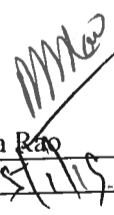

Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	421
Name of Buyer	Mr. Keshav

A.	Total sale consideration.	Rs. 19,72,000
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Paid by customer directly.
E.	Add: VAT	Rs. 6,625
F.	Add: Service Tax	Rs. 23,850
G.	Add : GST	Rs. 1,73,040 + 1,512 = 1,74,552 ✓
G.	Add: Extra Specs Charges	Rs. 8,400
H.	Add: Misc. Charges	Rs. 4,300 + 390 + 15,000 + 7,560 + 50 = 27,300/-
I.	Less: Amount paid	Rs. 23,04,800
J.	Balance amount Due	Rs. NIL
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 92,073 ✓
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 18,825 <i>not finalised.</i>
M.	Maintenance charges due from	1 st Feb '19
N.	Buyer Info database balance	Rs. (92,073)
O.	Tally balance	Rs. (92,073)
P.	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @ Rs. 1,260/- collected for initial six months	
	Membership fee Rs. 50/- collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected	✓
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: 31/1/18	 Samba Siva Rao Date: 31/1/18	 Managing Partner Soham Modi Date: _____
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APPROVED BY
SOHAM MODI
MANAGING DIRECTOR
JAN 2019

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