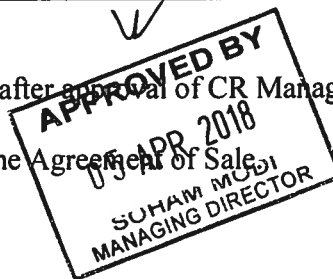


Check List

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	PARAMOUNT ESTATES		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	716		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540		<input 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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
South	6'-6" wide corridor		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Lift & 6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	11,08,500/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	183		NA	
Sale Deed value	11,08,500/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value			<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31-12-2018		<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):	AOS signed by Gaurgang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 5/4/18	Date: 5/4/18	Date: 05/04/18	Date:	Date:

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUT AVENUE		
Buyer Name	MR. G. VIJAYA BHASKA REDDY		
Flat / Bungalow No.	716	Area	540.00
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	11,08,500
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	1,33,020
E	Total Taxes (B + C + D)	1,37,520
F	Total amount payable (A+E)	12,46,020
G	Total Amount Paid	12,54,398
H	Balance Amount Payable (F-G)	(8,378)

K	Sale Deed Value	11,08,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	12,46,020	12,54,398	(8,378)

Security Cheque Details:

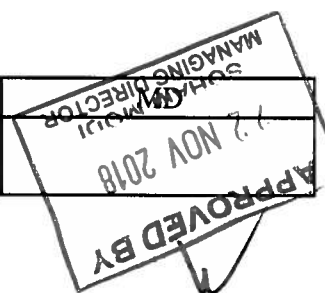
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		(8,378)	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		-	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

<p>≠ Ely -Scheme. Stamp duty Paid by Purchaser.</p>

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		22/11/18	



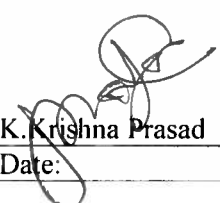
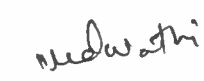


Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	716
Name of Buyer	Bhasker Reddy

A.	Total sale consideration.	Rs 11,08,500
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add : GST	Rs. 1,33,020 + 1,278 = 1,34,298
H.	Add: Extra Specs Charges	Rs. 7,100
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 12,54,398
K.	Balance amount Due	Rs. 190
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs 4,735
M	Maintenance charges due from	1 st February 2019
N	Buyer Info database balance	Rs. 190 / - ✓
O	Tally balance	Rs. 190 / ✓
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 2019)	✓
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: 21/12/18	 Samba Siva Rao Date: 21/12/18	 APPROVED BY Managing Partner: Sohams Modi Date: 21 DEC 2018 SOHAMS MODI MANAGING DIRECTOR
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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.