

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.	723 ✓		<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 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)	21,41,000/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	186 ✓		N A	
Sale Deed value	21,41,000/-		<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	30-09-2018		<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 Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 4/6/18	Date:	Date: 04/06/18	Date:	Date: 4-6-18

Note:

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



SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. ATMAKUR SUSHMA SINGH		
Flat / Bungalow No.	723	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	21,41,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,56,920
E	Total Taxes (B + C + D)	2,61,720
F	Total amount payable (A+E)	24,02,720
G	Total Amount Paid	18,22,030
H	Balance Amount Payable (F-G)	5,80,690

K	Sale Deed Value	21,41,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	18,00,000	12,75,800	5,24,200
N	Own contribution (including taxes)	6,02,720	5,46,230	56,490

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		56,490	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		5,24,200	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

<i>₹</i> <i>18,00,000</i> <i>paid by Paramount Estates</i>

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	VMD
Sign	<i>Medwathi</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date			<i>09/10/2018</i>	

APPROVED BY
10 OCT 2018
SOHAM MODI
MANAGING DIRECTOR

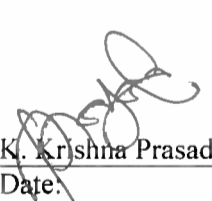

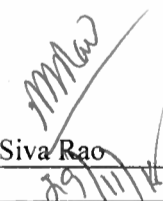

Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	723
Name of Buyer	Mrs. Atmakur

A.	Total sale consideration.	Rs. 21,41,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,28,460 128471.80
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add : GST	Rs. 2,56,920 + 1,134 = 2,58,054
G.	Add: Extra Specs Charges	Rs. 6,300
H.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-
I.	Less: Amount paid	Rs. 25,30,680
J.	Balance amount Due	Rs. 7,824 7836/-
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 3,593 Not finalised
M.	Maintenance charges due from	1 st December 2018
N.	Buyer Info database balance	Rs. 7836/-
O.	Tally balance	Rs. 7836/-
P.	Remarks:	
	Corpus Fund Rs. 50,000/- ¹⁵⁰⁰⁰ to be collected	
	Maintenance charges @ Rs. 1,260/- to be collected for initial six months	
	Membership fee Rs. 50/- to be collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No ✓
2.	No Due Certificate signed	No ✓
3.	6 PDC for Maintenance Charges collected	No ✓
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No ✓
5.	Corpus fund collected	No ✓
6.	VAT / Service Tax charged on other amounts	Yes ✓

Authorized by:

 K. Krishna Prasad Date:	 Accountant Date: 29/11/18	 Samba Siva Rao Date: 29/11/18	 Managing Partner: Sohams Modi Date: 30 NOV 2018
---	---	--	--

APPROVED BY
SOHAMS MODI
MANAGING DIRECTOR

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