

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 type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	B-114	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540	<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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Staicase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	13,91,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	165	N A	
Sale Deed value	13,91,000/-	<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: 12/4/17	Date: 13/4/17	Date: 13/04/17	Date: 13 APR 2017

APPROVED BY
SOPHAN MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. B. V. LOKESH AND SWETHA S		
Flat / Bungalow No.	114	Area	540
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	13,91,000
B	Add : Stamp duty & registration charges and mutation exp	87,960
C	Add: Service Tax @4.5%	62,595
D	Add: VAT @1.25%	17,388
E	Total Taxes (B + C + D)	1,67,943
F	Total amount payable (A+E)	15,58,943
G	Total Amount Paid	2,25,000
H	Balance Amount Payable (F-G)	13,33,943

I	Sale Deed Value	13,91,000
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	11,18,849	-
L	Own contribution (including taxes)	4,40,094	2,25,000
			2,15,094

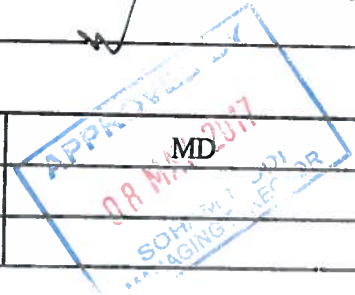
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
* Installment of HL			✓ Not required
			Collect cq.at the time of registration
			Collect cq.at the time of registration
Own contribution			✓ Security cq.received
		2,15,094	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		11,18,849	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	05/05/17		5/5/17	







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

Villa / Flat No.	114
Name of Buyer	B.V. LOKESH

A.	Total sale consideration.	Rs. 13,91,000/-
B.	Less: Discount for on time payments.	Rs. 13,500/-
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 83,470/-
E.	Add: VAT	Rs. 17,388/-
F.	Add: Service Tax	Rs. 62,595/-
G.	Add : GST	Rs. 162 /-
H.	Add: Extra Specs Charges	Rs. 900/-
I.	Add: Misc. Charges	Rs. 4,300 + 390 + 500 + 15,000 + 4050 + 50 = 24,290/-
J.	Less: Amount paid	Rs. - 15,59,849
K.	Balance amount Due	Rs. 6,456/-
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. (41,961) /-
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. 6,456 / -
O	Tally balance	Rs. 6,456 / -
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 st February 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	 Accountant	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 18/12/17	Date: 18/12/17	Date: 18/12/17	Date:

- 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.