

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.	A-101	<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	Single	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky & Lift	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<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	24,41,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	102	N A	
Discount (in Rs. per sft.)	-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	-		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	24,41,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.12.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 31/5/13	Date: 31/5/13	Date: 1/6/13	Date:

APPROVED BY

 SUHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Prpject	M/s. PARAMOUNT ESTATES - PARMAOUNT AVENUE		
Buyer Name	MR. T. SRAVAN KUMAR		
Flat / Bungalow No.	101	Area	1210
Land Area	55.46		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	24,41,000
B	Stamp duty & registration charges	1,50,960
C	Service Tax @ 3.625% on Sale Deed	88,486
D	VAT @ 1.25% on Sale Consideration	30,513
E	Total Taxes (B + C + D)	2,69,959
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	27,10,959
I	Total Amount Paid	24,46,240
J	Balance Amount Payable: (H-I)	2,64,719
K	Amount for Sale Deed	24,41,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	ICICI		
			HL Cq. Amount
			1,78,760

Final disbursement

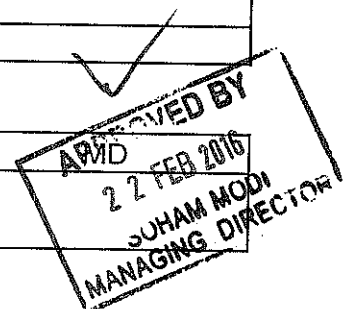
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		1,78,760	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance Margin Money (O-I)		85,959	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		-	<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input checked="" type="checkbox"/> Paid Through HL
Total Taxes Amount (E)		2,69,959	<input type="checkbox"/> Security cq.received
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	9/5/16	22/2/16	22/02/16



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

Flat No.	101
Name of Buyer	Mr. SRAVAN

A.	Total sale consideration.	24,41,000 ✓
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	1,46,460 ✓
E.	Add: VAT	30,513 + 683 = 31,196 ✓
F.	Add: Service Tax.	75,118 + 10,685 + 495 = 86,298 ✓
G.	Add: Extra Specs Charges (revised)	13,650 ✓
H.	Add: Misc. Charges	4,300 + 156 + 390 + 20,000 + 7,260 + 50 = 32,156 ✓
I.	Less: Amount paid	27,09,000 ✓
J.	Add: Interest Amount to be charged	25,000 ✓
K.	Balance amount Due	41,760 ✓ 58,321
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.20,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement.(Rs.7,260/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M	Interest Amount as calculated	1,64,148.
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	April 2016 @ Rs.1.00 per sft.

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
6.	Service Tax Undertaking collected	

Authorized by:

K. Krishna Prasad	Accountant	Samba Siva Rao / Jayaprakash	Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

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