Check List  Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	PARAMOUNT AVENUE	✓ Yes □ No
Vendor	M/s. Paramount Estates	≝Yes □ No
Flat no.	108	r Yes □ No
Land area (sq. yds.)	55.46	MYes □ No
Built-up-area (sft)	1210	¥Yes □ No
Car Parking No	Single	t Yes □ No
Туре	□ Semi-deluxe □ Deluxe □ Lu:	xury
Buyers name, age, address, etc.	Check with booking form.	range Yes □ No
Schedule of flat	Check with booking form.	
Boundaries: North	Open to sky	√Yes □ No
South	Open to sky	FYes □ No
East	Open to sky	12 Yes.□ No
West	6'-6" wide corridor	Yes 🗆 No
Total sale Consideration	26,22,500/-	☐ Yes □ No
PPT No.	150	NA
Discount (in Rs. per sft.)	15016	NA
On time payment discount ((in Rs. per s	ft.) 95 1	
Total Discount (in Rs. per sft.)	175/	
Sale Consideration Calculation	Check booking form with pric	e list 11 Yes 🗆 No
Sale Deed value	26,22,500/-	√Yes □ No
Construction contract value		□ Yes □ No
	Check with booking form	. IEYes □ No
Installments	30.09.2017	t Yes □ No
Date of completion	(	
Remarks		
Prepared by Ch. Venkat Ramana Reddy (K. Krish	oy Checked by Appropriate (Accountant):  Mr. Appar	roved by (MD):
Sign: Your Sign:		: V AY
Date: 29/6/16 Date: 9	Date: 30 Cb 6 Date	DROVED
7(10) 10		APPROVED BY  SOMAM M  MANAGING

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

Villa / Flat No.	108
Name of Buyer	SRINIVAS RATNALA

A.	Total sale consideration.	Rs 26,22,500/-		
B.	Less: Discount for on time payments.	Rs. 30,250/- √		
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. NIL		
D.	Add: Reg. Charges	Rs.1,57,380/-√		
E.	Add: VAT	Rs. 32,781/-		
F.	Add: Service Tax	Rs.1,18,013 /-		
G.	Add: GST	Rs.Nil		
H.	Add: Extra Specs Charges	Rs. (-) 3,064/-		
I.	Add: Misc. Charges	Rs.4,300 +390=4,690		
J.	Less: Amount paid	Rs.28,97,250/-		
K.	Balance amount Due	Rs. Nil - 67	17/	
L.	Refund	r Yes □ No	Rs.6,680 -6717/	
M.	Interest Payable	□ Yes □ No	Rs.585/-	
M	Maintenance charges due from	1 <sup>st</sup> February 2018		
N	Buyer Info database balance	Rs 6717	) (	
0	Tally balance	Rs. (V 6,717	+ /-	
P	Remarks: Corpus fund & advance 6 months m collected.	naintenance charges	s & Membership fee to be	
	-			
		<u></u>		

	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 1st February 2018)	
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: Managing Par Accountant Samba Si√a Rao Soham Wodi Date: % Date: 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.

	1					
Project Name	Paramount A	venue				
Flat no.	108	, ,	į			
Customer Name	Srinivas					
Booked by	Gopal					
Prepared by	K,P					
Date	08-01-2018					
Sign						
Interest rate	18.00	% p.a.				<del></del>
Date	Instal / Paym	7	Days	Principal	Interest	Balance
05-May-16		Booking Amount	-		_	25,000
10-May-16		Booking Amount	- 4	5 25,000	62	
30-May-16		1st Insilment	20			2,00,000
04-Jun-16		2nd Installment	4	2,00,000	493	5,93,375
29-Jun-16	-200000	Cheque received	2.5		7,316	3,93,375
19-Aug-16		Payment Received	51		. 9,894	(11,06,625)
31-Aug-16		Service Tax Q1	12	-,,+	(6,549)	(10,96,537)
04-Sep-16	1002063	3rd Installment within 7 days from compl slab	1 4	(,-,-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	(2,163)	(94,474)
29-Dec-16	-300000	Payment Received	116	( - ) - , - , - , - , - , - , - , - , - ,	(5,404)	
05-Jan-17	481237	4th Installment within 7 days from compl of brick	7		(1,362)	(3,94,474)
31-Маг-17	13500	Service Tax for Q4 FY2016-17	85		3,637	86,763
31-Mar-17		Service tax Q2 FY 2016-2017.		1,00,263	3,037	1,00,263
24-Jun-17	32781		85	7 7 7	7.022	1,67,763
26-Jun-17	-312000	Payment Received	2		7,032	2,00,544
27-Jun-17		Payment Received 30.06.2017	1	71.7	198	(1,11,456)
30-Jun-17		Service Tax for Q1	3		(55)	(4,34,456)
05-Jul-17		Registration Charges			(643)	(4,07,568)
05-Jul-17		Registration Doc charges	5	(1,11,000)	(1,005)	(2,50,188)
31-Jul-17	320825	5th installment within 7 days from compl offloor	-	(2,50,188)	<u> </u>	(2,45,888)
24-Aug-17	-237250	Payment Received	26	1-, 1-, 10000	(3,153)	74,937
15-Dec-17		On completion	24	1 1,501	887	(1,62,313)
08-01-2018		Payment receivable	113	(-,,-,-)	(9,045)	37,687
	- 3,331	T dymont receivable	24	37,687	446	
			<del> </del>	<u> </u>		
	<del></del>		Approx In	iterest Payable	585	
Note:						
Column A, B & C:	Enter Installer	nnts & payments received	<del> </del>	<del> </del>		
Column B: Enter re	ceivables as n	ositive amounts & payments received as negative a	<u> </u>			
Cloumns D to G: D	not change	ositive amounts & payments received as negative a	mounts.			
Sort columns A, B	& C in accen	ting order	<u> </u>	ļ		
Calculate sum of In	stallments / Pa	syments & Interest		ļ		
	Statillents / 1 c	yments & interest		ļ <u>.</u>		
Charge Interes	t of Re	(or) Interest waived				^
	- Ox Test.	(or) Interest waived				
Allow on-time	navment disa	and ( ) [ ] P	<u> </u>			
7 ANOW ON-THIC	payment disci	ount (or) ☐ Reduce on-time payment dis	count to Rs			
ignature of Manag						
ignature of Manag	er:			Signature of M.D.:		
Yota			"			
Date	<u>:</u>			Date :	TO R. F. S.	DBY I
					APPROVE	
				i de la companya de	APPROVE 27 MAR	1 Rine
					RAM TO V	TOIL /
					1 11	LIVIUUI DIRECTOR
		•			المراجعة المرابعة	DIRECTUR

SUPAIN NOUI MANAGING DIRECTOR

## SALE DEED AUTHORIZATION FORM

Project	M/s. PARAM(	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. SRINIVAS RATNALA			
Flat / Bungalow No.	108	Area	1210	
Land Area	55.46		Semi / Deluxe / Luxury	
Car Parking No.				

Payment & Agreement Details:

A	Total Sale Consideration	26,22,500
В	Add: Stamp duty & registration charges and mutation exp	1,64,273
С	Add: Service Tax @4.5%	1,18,013
D	Add: VAT @1.25%	32,781
Е	Total Taxes (B + C + D)	3,15,066
F	Total amount payable (A+E)	29,37,566
G	Total Amount Paid	20,25,000
Н	Balance Amount Payable (F-G)	9,12,566

I	Sale Deed Value	26,22,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	23,60,250	18,00,000	5,60,250
L	Own contribution (including taxes)	5,77,316	2,25,000	3,52,316

Security Cheque Details:

	Cq. No.	Amount		Security cq.received
1st Installment of HL		_	,	Not required
				Collect cq.at the time of registration
	Cq. No.	Amount		Security cq.received
Jwn contribution		3,52,316		Not required
			$\sim$	Collect cq.at the time of registration
	Cq. No.	Amount		Security cq.received
Balance HL Amount		5,60,250		Not required
		2,00,230	<b>/</b>	Collect cq.at the time of registration

## Remarks:

# Registration charges released on Tuesda	у	

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy RPP 11 MM
Sign	Hymo	may 12/7)	aho 3 h JUN munior
Date	1946617	Og el	200/17 Social Olle
			MAN