

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.	113		<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			<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	6'-6" wide corridor		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Open to sky		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	Open to sky		<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)	27,50,000/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	157		N A
Sale Deed value	27,50,000/-		<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	30.11.2017		<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: 8/11/16	Date: 8.11.16	Date: 08/11/16	Date: 08 NOV 2016

08 NOV 2016
SUPERVISOR


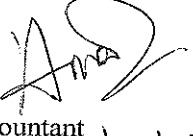

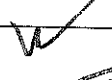
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	113
Name of Buyer	RUKMINI

A.	Total sale consideration.	Rs 27,50,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs.------(mortgage) <i>Not Done</i>
E.	Add: VAT	Rs. 23,953/- ✓
F.	Add: Service Tax	Rs. 86,232 /- ✓
G.	Add : GST	Rs. 1,00,050 +1,107= 1,01,157
H.	Add: Extra Specs Charges	Rs. 6,150/- ✓
I.	Add: Misc. Charges	Rs.
J.	Less: Amount paid	Rs. 24,17,492/- ✓
K.	Balance amount Due	Rs. 5,50,000/- (balance 20% value)
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 26,790/- <i>Not finalized</i>
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. 5,50,000 /- ✓
O	Tally balance	Rs. 5,50,000 /- ✓
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 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:

 K. Krishna Prasad Date: 22/1/18	 Accountant Date: 22/01/18	 Samba Siva Rao Date: 22/1/18	 APPROVED BY Managing Partner Seham Modi Date: 22 JAN 2018 SURAMI MUDI MANAGING DIRECTOR
---	---	---	---

- 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.

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS S. RUKMINI BAI		
Flat / Bungalow No.	113	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	27,50,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	1,10,184
D	Add: GST @ 12%	1,00,050
E	Total Taxes (B + C + D)	2,14,734
F	Total amount payable (A+E)	29,64,734
G	Total Amount Paid	29,67,991
H	Balance Amount Payable (F-G)	(3,257)

K	Sale Deed Value	27,50,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	29,64,734	29,67,991	(3,257)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(3,257)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> 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>	<i>[Signature]</i>
Date	13/07/18	13/07/18	13/07/18	

APPROVED BY
 13 JUL 2018
 SURESH BODI
 MANAGING DIRECTOR