

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.	115	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<input 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)	31,77,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	192	N A	
Sale Deed value	31,77,000/-	<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	31-01-2019	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Ch. Venkat Ramana Reddy):	Checked by (K.Krishna Prasad):	Checked by (Accountant): Mrs. Vedavathi	Approved by (MD):
Sign:	Sign:	Sign:	S:
Date: 21/11/18	Date: 21/11/18	Date: 21/11/18	Date: 09 NOV 2018

APPROVED BY

SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT RESIDENCY		
Buyer Name	MR. CHIRANJAN ROY		
Flat / Bungalow No.	115	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	31,77,000
B	Add : Stamp duty & registration charges, Mutation exp	1,94,920
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	1,94,920
F	Total amount payable (A+E)	33,71,920
G	Total Amount Paid	7,01,550
H	Balance Amount Payable (F-G)	26,70,370

K	Sale Deed Value	31,77,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	24,75,450	-	24,75,450
N	Own contribution (including taxes)	8,96,470	7,01,550	1,94,920

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		1,94,920	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount			<input type="checkbox"/> Collect cq.at the time of registration
		24,75,450	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input checked="" 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>	
Date		13/7/19		


APPROVED BY
13 JUL 2019
 SOHAM MOJJI
 MANAGING DIRECTOR

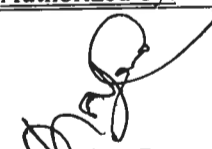
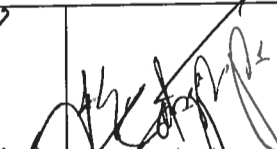

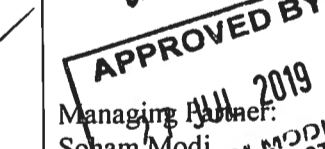
Authorization form for handing over the possession of Flat in [] amount []

Flat /Villa No.	115
Name of Buyer	CHIRANJAN ROY

A.	Total sale consideration.	Rs. 31,77,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,90,632
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 3,81,240 +2,403=3,83,643
H.	Add: Extra Specs Charges	Rs. 13,350
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690
J.	Less: Amount paid	Rs. 37,48,860
K.	Balance amount Due	Rs. 20,455
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.70,770/-
M	Maintenance charges due from	1 st September 2019
N	Buyer Info database balance	Rs. 20,455
O	Tally balance	Rs. 20,455
P	Remarks:	
	Corpus Fund Rs. 20,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 10,890) to be collected	
	Membership fee Rs.50/- to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected	✓
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: 23/7/19	 Accountant Date: 27/7/19	 Samba Siva Rao Date: 27/7/19	 Managing Director: Soham Modi Date: 27/7/19
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APPROVED BY
Managing Director:
Soham Modi
MANAGING DIRECTOR

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