

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.	127	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<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 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	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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	26,15,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	192	N A	
Sale Deed value	26,15,000/-	<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	31-03-2019	<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 (M):
Sign:	Sign:	Sign:	Sign:
Date: 19/11/18	Date: 19/11/18	Date: 19-11-18	Date: 19 NOV 2018

**APPROVED BY**  
**19 NOV 2018**  
**MOHAN MOUDI**  
**MANAGING DIRECTOR**

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. RAGHAVENDRA KONDURI		
Flat / Bungalow No.	127	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	26,15,000
B	Add : Stamp duty & registration charges, Mutation exp	4,300
C	Add: Service Tax & VAT @ 4.5%	3,13,800
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	3,18,100
F	Total amount payable (A+E)	29,33,100
G	Total Amount Paid	6,17,250
H	Balance Amount Payable (F-G)	23,15,850

K	Sale Deed Value	26,15,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	20,00,000	-	20,00,000
N	Own contribution (including taxes)	9,33,100	6,17,250	3,15,850

**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		3,15,850	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount		20,00,000	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		15/5/19	15/5/19



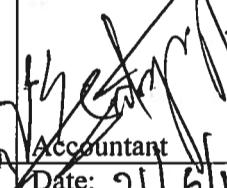
**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat /Villa No.	127
Name of Buyer	RAGHAVENDRA

A.	Total sale consideration.	Rs. 26,15,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer directly.
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 3,13,800 +1,188=3,14,988
H.	Add: Extra Specs Charges	Rs.6,600
I.	Add: Misc. Charges	Rs. 4,300 + 390 +500 = 5,190
J.	Less: Amount paid	Rs.29,41,778
K.	Balance amount Due	Rs. NIL
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs.12,302
M	Maintenance charges due from	1 <sup>st</sup> July 2019
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected ✓	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 9,090) collected ✓	
	Membership fee Rs.50/- 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: 21/6/19	 Accountant Date: 21/6/19	 Samba Siva Rao Date: 21/6/19	 Managing Partner Soham Modi Date: 21/6/19 <b>APPROVED BY</b> SOHAM MODI MANAGING DIRECTOR
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- Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.