

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.	304 204	<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 checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	Open to sky	<input 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	23,95,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	134	N A
Discount (in Rs. per sft.)	188 per sft	N A
On time payment discount ((in Rs. per sft.)	50 per sft	
Total Discount (in Rs. per sft.)	238 per sft	
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	23,95,000	<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	31.01.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): E. Navaneetha	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date:	Date: 25/02/15	Date: 25/2/15	Date: 12 FEB 2015

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

Flat No.	204
Name of Buyer	PERI RAMAKRISHNA / DEEPTHI

A.	Total sale consideration.	23,95,000
B.	Less: Discount for on time payments.	10,000
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	1,43,700
E.	Add: VAT	29,938
F.	Add: Service Tax.	77,130
G.	Add: Extra Specs Charges (revised)	(-) 20,935
H.	Add: Misc. Charges	4,300 + 300 +300 +300 +390 +20,000 +7,260 +50=32,900
I.	Less: Amount paid	26,56,808
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	9,075
Remarks:		
1) Corpus fund Rs.20,000/- is included in the above statement.		
2) Maintenance charges for initial 6 months (7260) is included in the above statement.		
3) Membership fee Rs.50/- is included in the above statement.		
M.	Interest Amount as calculated	20,967/- <i>not finalized</i>
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.

*Subject to MD Sir Approval*

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

Authorized by:

<i>K. Krishna Prasad</i> K. Krishna Prasad Date: 18/3/16	<i>[Signature]</i> Accountant Date: 18/03/16	<i>[Signature]</i> Samba Siva Rao / Jayaprakash Date: 18/3/16	<b>APPROVED BY</b> 19 MAR 2016 MANAGEMENT Samba Siva Rao / Jayaprakash Date:
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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.

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARMAOUNT AVENUE		
Buyer Name	MR. PERI RAMAKRISNA		
Flat / Bungalow No.	204	Area	1210
Land Area	55.46		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	23,95,000
B	Stamp duty & registration charges	1,48,200
C	Service Tax @ 3.625% on Sale Deed	86,819
D	VAT @ 1.25% on Sale Consideration	29,938
E	Total Taxes (B + C + D)	2,64,956
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	26,59,956
I	Total Amount Paid	23,59,000
J	Balance Amount Payable (H-I)	3,00,956

K	Amount for Sale Deed	23,95,000
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:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	OBC		HL Cq. Amount
			2,97,808

Final disbursement

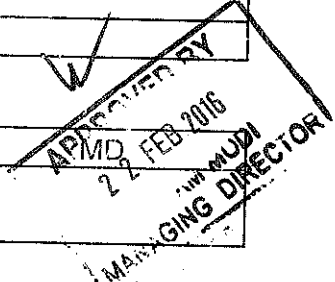
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,97,808	Not required
			✓ Collect cq.at the time of registration
Balance Margin Money (O-I)			Security cq.received
			✓ Not required
Balance HL Amount			Collect cq.at the time of registration
			Security cq.received
Total Taxes Amount (E)			✓ Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		2,64,956	✓ Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

**Remarks:**


**Auhorised by:**

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


  
**APMD**  
 22 FEB 2016  
 MANAGING DIRECTOR