

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.	223	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840	<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	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	6'-6" wide corridor	<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)	22,80,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	193	N A	
Sale Deed value	22,80,000/-	<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	31-05-2019	<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:	Sign:
Date: 18/2/19	Date: 18/2/19	Date: 18/2/19	Date: 08 MAR 2019

APPROVED BY
SOHAM MODI
 MANAGING DIRECTOR
 08 MAR 2019

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT RESIDENCY		
Buyer Name	MR. ABHAY KUMAR AND OTHERS		
Flat / Bungalow No.	223	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	22,80,000
B	Add : Stamp duty & registration charges, Mutation exp	1,41,100
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	2,73,600
E	Total Taxes (B + C + D)	4,14,700
F	Total amount payable (A+E)	26,94,700
G	Total Amount Paid	5,67,000
H	Balance Amount Payable (F-G)	21,27,700

K	Sale Deed Value	22,80,000
L	Construction Contact value	-

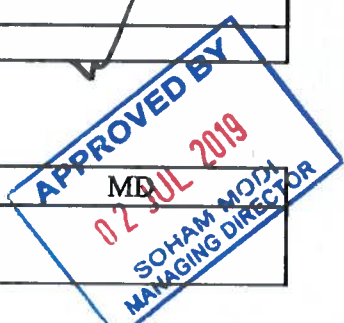
		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	20,52,000	-	20,52,000
N	Own contribution (including taxes)	6,42,700	5,67,000	75,700

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		75,700	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		20,52,000	<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	
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date		21/07/19	02/07/19	

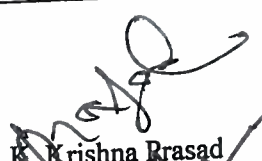
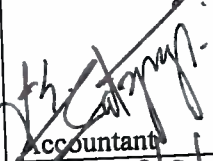

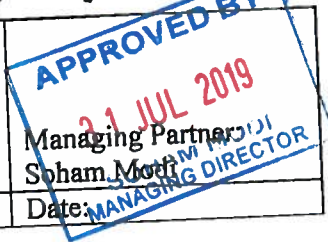
Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat /Villa No.	223
Name of Buyer	ABHAY KUMAR

A.	Total sale consideration.	Rs. 22,80,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,36,812
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 2,73,600 +5,937 +774 =2,80,311 ✓
H.	Add: Extra Specs Charges	Rs. 32,982
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690
J.	Less: Amount paid	Rs. 17,34,795 <u>26,94,700/-</u>
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 checked="" type="checkbox"/> No Rs.45,347/-
M	Maintenance charges due from	1 st September 2019
N	Buyer Info database balance	Rs. 40,085/-
O	Tally balance	Rs. 40,085/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) 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: 27/7/2019	 Accountant Date: 20/7/2019	 Samba Siva Rao Date: 21/7/19	
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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.