

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.	224	<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 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	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)	20,06,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	192	N A	
Sale Deed value	20,06,000/-	<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 (MD):
Sign:	Sign:	Sign:	Sign:
Date: 13/11/18	Date: 13/11/18	Date: 13/11/18	Date: 14 NOV 2018

**APPROVED BY**  
14 NOV 2018  
SUDHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES - PARAMOUT AVENUE		
Buyer Name	MR. E. PRASAD		
Flat / Bungalow No.	224	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	18,04,000
B	Add : Stamp duty & registration charges, Mutation exp	1,16,840
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	2,16,480
E	Total Taxes (B + C + D)	3,33,320
F	Total amount payable (A+E)	21,37,320
G	Total Amount Paid	9,17,640
H	Balance Amount Payable (F-G)	12,19,680

K	Sale Deed Value	18,04,000
L	Construction Contact value	-

		Total amount	Cheq.realesed	Chq. Ready
M	Housing Loan Sanctioned	10,00,000	-	10,00,000
N	Own contribution (including taxes)	11,37,320	9,17,640	2,19,680

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Own contribution		2,19,680	<input checked="" type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount		10,00,000	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input checked="" type="checkbox"/> Security cq.received

**Remarks:**

Mr. E. Prasad - Pramotions Manager - Staff	Total sale Consideration Rs. 20,06,000/-
# Stamp duty Paid from Paramount Estates	less: Staff discount on time 2,02,000/-
	SALE DECLARED: 18,04,000/-

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>		<i>[Signature]</i>
Date			8/05/19

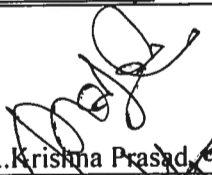
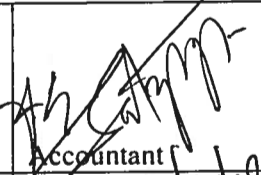

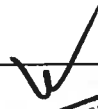

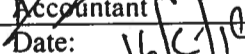

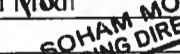
**APPROVED BY**  
**08 MAY 2019**  
**SOHAM MODI**  
**MANAGING DIRECTOR**

Flat /Villa No.	224
Name of Buyer	E. PRASAD

A.	Total sale consideration.	Rs. 18,04,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-Employee discount	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,08,240
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,16,480 ✓
H.	Add: Extra Specs Charges	Rs. NIL
I.	Add: Misc. Charges	Rs. 4,300 + 390 =4,690/-
J.	Less: Amount paid	Rs. 19,17,640
K.	Balance amount Due	Rs.2,15,770
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.(1,803)
M	Maintenance charges due from	1 <sup>st</sup> June 2019
N	Buyer Info database balance	Rs. 215-770/-
O	Tally balance	Rs. 215-770/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) 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	 Accountant	 Samba Siva Rao	 Managing Partner Soham Modi
Date: 	Date: 	Date: 	Date: 

**APPROVED BY**  
 Managing Partner  
 Soham Modi  
 18 MAY 2019  
**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.