

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.	310	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input checked="" 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)	21,51,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	152	N A
Sale Deed value	21,51,500/-	<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	31.10.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 29/7/16	Date: 22/8/16	Date: 30/06/16	Date:

**APPROVED BY**  
 01 AUG 2016  
 SOHAM MODI  
 MANAGING DIRECTOR

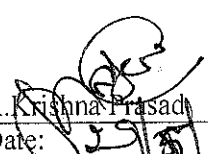
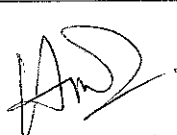

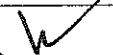
**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	310
Name of Buyer	C.CHANDAN

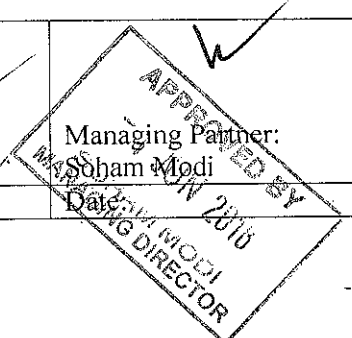
A.	Total sale consideration.	Rs 21,51,500/-
B.	Less: Discount for on time payments.	Rs. 50,500
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs.1,29,120
E.	Add: VAT	Rs. 26,894
F.	Add: Service Tax	Rs.90,045
G.	Add : GST	Rs.18,060
H.	Add: Extra Specs Charges	Rs.37,100 + 6,678 =43,778
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690/-
J.	Less: Amount paid	Rs.24,13,587
K.	Balance amount Due	Rs. NIL
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 .936
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. Nil
O	Tally balance	Rs. Nil
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 <sup>st</sup> February 2018)	✓
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: 29/5/18	 Accountant Date: 30/5/18	 Samba Siva Rao Date: 31/5/18	 Managing Partner: Soham Modi Date: 31/5/18
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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.  
3. Mention details of eligibility of special offers in remarks column.



**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. C. CHARAN		
Flat / Bungalow No.	310	Area	1010
Land Area	46		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	21,51,500
B	Add : Stamp duty & registration charges and Mutation exp	1,33,590
C	Add: Service Tax @4.5%	96,818
D	Add: VAT @1.25%	26,894
E	Total Taxes (B + C + D)	2,57,301
F	Total amount payable (A+E)	24,08,801
G	Total Amount Paid	7,51,000
	Balance Amount Payable (F-G)	16,57,801

I	Sale Deed Value	21,51,500
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	16,00,000	8,00,000	8,00,000
L	Own contribution (including taxes)	8,08,801	7,51,000	57,801

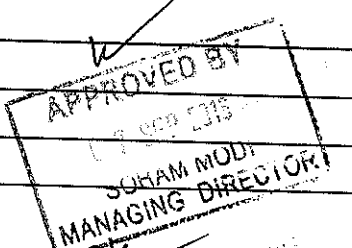
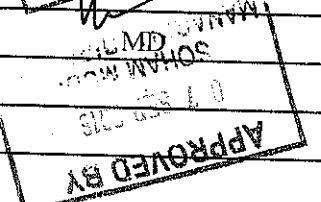
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		8,00,000	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		57,801	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		8,00,000	Not required
			Collect cq.at the time of registration
			Security cq.received

**Remarks:**

# Rs.50,500/- on time payment discount given
# No Triparty agreement as loan availed from Can Fin Homes Ltd.

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	 
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	07/09/16	07/09/16	07/09/16	