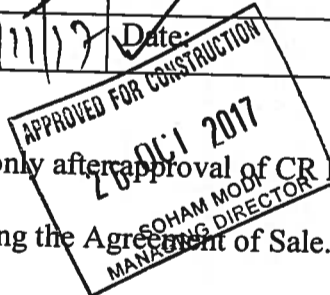


Check List

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.	325	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<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)	20,81,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	176 ✓	N A		
Sale Deed value	20,81,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Construction contract value	20,81,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Date of completion	30-06-2018	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Remarks				
Prepared by (venkat):	Checked by (K.Krishna Prasad):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date:	Date:	Date:	Date:	Date:

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.


  
 APPROVED FOR CONSTRUCTION  
 20/06/2017  
 SOHAM MODI  
 MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. L V K N RAMALINGESWARA RAO		
Flat / Bungalow No.	325	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	17,81,200
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,13,744
E	Total Taxes (B + C + D)	2,18,244
F	Total amount payable (A+E)	19,99,444
G	Total Amount Paid	20,62,396
H	Balance Amount Payable (F-G)	(62,952)

K	Sale Deed Value	17,81,200
L	Construction Contact value	-

		Total amount	Cheq.released	Balance HL
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	19,99,444	20,62,396	(62,952)

**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		(62,952)	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount			<input type="checkbox"/> Collect cq.at the time of registration
		-	<input checked="" 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	MD
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date			18/12/18	

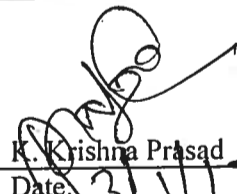
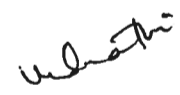


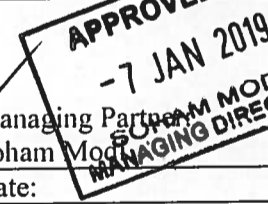


Flat No.	325
Name of Buyer	Mr. RAMA LINGESWARA RAO

A.	Total sale consideration.	Rs. 17,81,200
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Spl. discount	Rs. 80,000/-
D.	Add: Reg. Charges	Rs.1,06,872
E.	Add: VAT	Rs NA
F.	Add: Service Tax	Rs.NA
G.	Add : GST	Rs.2,13,744 + 2,196=2,15,940 <input checked="" type="checkbox"/>
G.	Add: Extra Specs Charges	Rs. 12,200
H.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-
I.	Less: Amount paid	Rs. 20,62,396
J.	Balance amount Due	Rs.NIL
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No      Rs.21,494
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs. (1,713)
M.	Maintenance charges due from	1 <sup>st</sup> Feb'19
N.	Buyer Info database balance	Rs. (21,494)
O.	Tally balance	Rs. (21,494)
P.	Remarks:	
	Corpus Fund Rs.15,000/- to be collected	
	Maintenance charges @ Rs.1,260/-to be collected for initial six months	
	Membership fee Rs.50/- to be collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected	<input checked="" type="checkbox"/>
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5.	Corpus fund collected	<input checked="" type="checkbox"/>
6.	VAT / Service Tax charged on other amounts	<input type="checkbox"/>

Authorized by:

 K. Krishna Prasad Date: 3/1/19	 Accountant Date: 4/1/19	 Samba Siva Rao Date: 5/1/19	 Managing Partner Soham Modi 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.