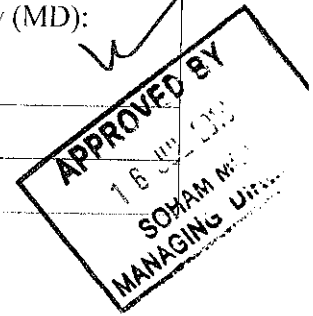


Check List

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.	409	<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	Single	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input checked="" 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	23,54,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)		N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	23,54,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<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	31.10.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks Customer has paid Rs 125,000/- as on 16/07/16

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Mr. Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 16/7/16	Date: 12/7/16	Date: 16/7/16	Date:



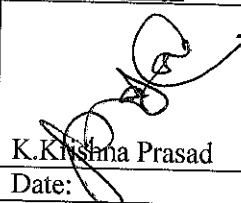
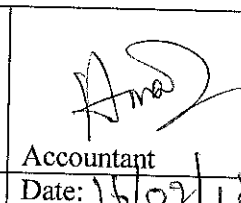
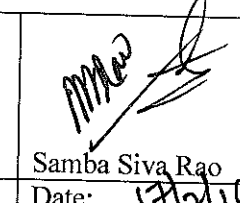
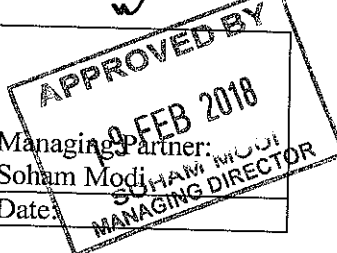
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	409
Name of Buyer	NARESH

A.	Total sale consideration.	Rs 23,54,000/-
B.	Less: Discount for on time payments.	Rs. 30,000/-
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. 1,51,500/-
D.	Add: Reg. Charges	Rs.1,41,240/-
E.	Add: VAT	Rs. 18,325/-
F.	Add: Service Tax	Rs.65,970/-
G.	Add : GST	Rs.1,06,560 +1080 =1,07,640/-
H.	Add: Extra Specs Charges	Rs. 6,000/-
I.	Add: Misc. Charges	Rs.4,300 +390=4,690
J.	Less: Amount paid	Rs.25,25,000/-
K.	Balance amount Due	Rs. NIL/-
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. - 8,635/-
O	Tally balance	Rs. Cr 8,635/-
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 st 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	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
Date: 15/02/18	Date: 15/02/18	Date: 15/02/18	Date: 15/02/18

- 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. NARESH KOKKILIGADDA		
Flat / Bungalow No.	409	Area	1010
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	23,54,000
B	Add : Stamp duty & registration charges, Mutation exp	1,45,540
C	Add: Service Tax and VAT @ 5.75 on 14,66,000/-	84,295
D	Add: GST @ 12% on 8,88,000/-	1,06,560
E	Total Taxes (B + C + D)	3,36,395
F	Total amount payable (A+E)	26,90,395
G	Total Amount Paid	22,66,000
H	Balance Amount Payable (F-G)	4,24,395

K	Sale Deed Value	23,54,000
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	21,00,000	18,41,000	2,59,000
N	Own contribution (including taxes)	5,90,395	4,25,000	1,65,395

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		1,65,395	<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
		2,59,000	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

Rs.1,51,500/- discount not deducted from Sale agreement
Rs. 30,000/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date		27/9/17	27/9/17

APPROVED BY
MD
29 SEP 2017
SOHAM MOJI
MANAGING DIRECTOR