

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.	112	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1210	<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 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 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	Open to sky & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	26,75,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	145	N A	
Discount (in Rs. per sft.)	107/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	129,000/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	26,75,000/-	<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	31.05.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Nagamani Arnel	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 10/12/15	Date: 11/10/15	Date: 11/12/15	Date: 11/12/15

APPROVED BY
11 DEC 2015
Soham
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. B. MURALIDHARAN		
Flat / Bungalow No.	112	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,75,000
B	Add : Stamp duty & registration charges and mutation exp	1,64,800
C	Add: Service Tax @4.5%	1,20,375
D	Add: VAT @1.25%	33,438
E	Total Taxes (B + C + D)	3,18,613
F	Total amount payable (A+E)	29,93,613
G	Total Amount Paid	26,80,000
H	Balance Amount Payable (F-G)	3,13,613

Free off

I	Sale Deed Value	26,75,000
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	-	-
L	Own contribution (including taxes)	-	-

Security Cheque Details:

	Cq. No.	Amount	Security cq. received
1st Installment of HL		-	<input checked="" type="checkbox"/> Security cq. received
			<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		-	<input checked="" type="checkbox"/> Security cq. received
			<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		3,13,613	<input checked="" type="checkbox"/> Security cq. received
			<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Registration, VAT and S T Free Offer
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	22/06/17	22/06/17	22/06/17

APPROVED BY
22 JUN 2017
SOHAM MODI
MANAGING DIRECTOR




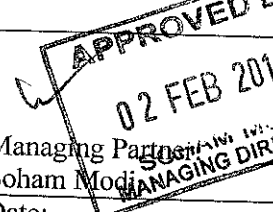
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	112
Name of Buyer	B.MURALI DHARAN

A.	Total sale consideration.	Rs 26,75,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts- Free offer of registration, stamp duty, vat & S.tax	Rs. 3,01,188
D.	Add: Reg. Charges	Rs.1,60,500
E.	Add: VAT	Rs. 33,438
F.	Add: Service Tax	Rs.1,07,250
G.	Add : GST	Rs.4,848/-
H.	Add: Extra Specs Charges	Rs. 26,935
I.	Add: Misc. Charges	Rs.4,300 +390 = 4,690/-
J.	Less: Amount paid	Rs.26,80,000/-
K.	Balance amount Due	Rs. 31,473/-
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.(13,631)
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. 31,473/-
O	Tally balance	Rs. Dr. 31,473/-
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:

 Krishna Prasad Date: 01/2/18	 Accountant Date: 01/02/18	 Samba Siva Rao Date: 1/2/18	 Managing Director Date: 02 FEB 2018
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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.