

**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 type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	B-114	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540	<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 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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Staiecase	<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)	13,91,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	165	N A	
Sale Deed value	13,91,000/-	<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	31.10.2017	<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: 12/4/17	Date: 13/4/17	Date: 13/04/17	Date: 13 APR 2017

**APPROVED BY**  
  
**SOHAN MODI**  
 MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. B. V. LOKESH AND SWETHA S		
Flat / Bungalow No.	114	Area	540
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	13,91,000
B	Add : Stamp duty & registration charges and mutation exp	87,960
C	Add: Service Tax @4.5%	62,595
D	Add: VAT @1.25%	17,388
E	Total Taxes (B + C + D)	1,67,943
F	Total amount payable (A+E)	15,58,943
G	Total Amount Paid	2,25,000
H	Balance Amount Payable (F-G)	13,33,943

I	Sale Deed Value	13,91,000
J	Construction Contact value	-

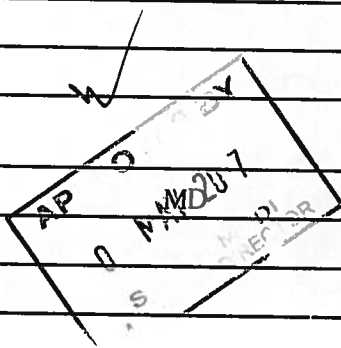
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	11,18,849	-	11,18,849
L	Own contribution (including taxes)	4,40,094	2,25,000	2,15,094

**Security Cheque Details:**

* Installment of HL	Cq. No.	Amount	Security cq.received
		-	✓ Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		2,15,094	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		11,18,849	✓ Not required
			Collect cq.at the time of registration

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	05/05/17	05/05/17	05/05/17	

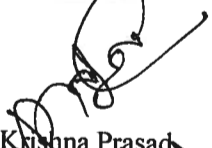
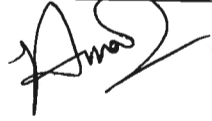


**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Villa / Flat No.	114
Name of Buyer	B.V. LOKESH

A.	Total sale consideration.	Rs. 13,91,000/-
B.	Less: Discount for on time payments.	Rs. 13,500/-
C.	Less: Other discounts	Rs.NIL
D.	Add: Reg. Charges	Rs.83,470/- ✓
E.	Add: VAT	Rs. 17,388/- ✓
F.	Add: Service Tax	Rs.62,595- ✓
G.	Add : GST	Rs.162 /- ✓
H.	Add: Extra Specs Charges	Rs. 900/- ✓
I.	Add: Misc. Charges	Rs. 4,300 +390 + 500 +15,000 +4050+50 = 24,290/-
J.	Less: Amount paid	Rs./- 15,59,849 ✓
K.	Balance amount Due	Rs. 6,456/- ✓
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.(41,961) /-
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. 6,456 /- ✓
O	Tally balance	Rs. 6,456 /- ✓
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee added in the above statement..	

	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 2017)	✓
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: Saham Modi
Date: 18/12/17	Date: 18/12/17	Date: 18/12/17	Date:

- 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.