

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.	808	<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		<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	Open to sky	<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)	29,57,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	169	N A
Sale Deed value	29,57,500	<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	31.12.2017	<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 (MID):
Sign:	Sign:	Sign:	Sign:
Date: 22/6/17	Date: 22/6/17	Date: 22/06/17	Date: 23 JUN 2017

APPROVED BY
SOHAMS MODI
MANAGING DIRECTOR




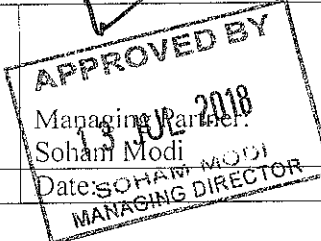
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	808
Name of Buyer	LALITHA RANI

A.	Total sale consideration.	Rs 29,57,500/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,77,580/-
E.	Add: VAT	Rs. 2,813/-
F.	Add: Service Tax	Rs.10,125/-
G.	Add : GST	Rs. 3,27,900 + 702 = 3,28,602/-
H.	Add: Extra Specs Charges	Rs.3,900/-
I.	Add: Misc. Charges	Rs.4,300 +300 +300 +15,285 +1600 +300 20,000+19,666 +50 = 61,891
J.	Less: Amount paid	Rs.35,06,884 + 2,00,000 =37,06,584/-
K.	Balance amount Due	Rs. Nil
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 1,64,173/-
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs .36,054/- <i>Not finalised</i>
M	Maintenance charges due from	1 st Feb '18
N	Buyer Info database balance	Rs. -164,173/-
O	Tally balance	Rs. CR 164,172.60
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 Feb 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:

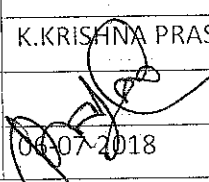
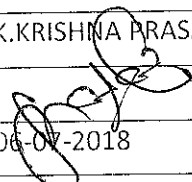
 K. Krishna Prasad Date: 11/07/18	 Accountant Date: 11/07/18	 Samba Siva Rao Date: 13/7/18	
--	---	---	---

- 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.

Remarks: Interest on delayed payments / on-time payment discount

Project	PME
Flat/Villa no.	808
Name:	Lalitha Rani
Payment scheme	<input type="checkbox"/> QIS <input checked="" type="checkbox"/> H.L. <input type="checkbox"/> others
Provided relaxation in payments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Interest as calculated	36,054
Interest waived	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Charge interest	Rs. NIL
On-time payment discount offered at the time of booking	Rs. 32,500/-
Reason for Delay in payments	
Allow on-time payment discount	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Reduce on-time payment discount to	

Remarks: Getting bank loan has delayed so please waive off interest part and not necessary to give on time payment discount.

	Prepared by	Approved by Manager	Approved by MD
Name	K.KRISHNA PRASAD	K.KRISHNA PRASAD	
Sign			
Date	06-07-2018	06-07-2018	

Sr,
 Please Waive off Interest amount on delayed amount and not allowed on time discount
 Project
 13/2/18

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. T. LALITHA RANI		
Flat / Bungalow No.	808	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	29,57,500
B	Add : Stamp duty & registration charges and mutation exp	1,84,708
C	Add: Service Tax & VAT @5.75% on 2,25,000/-	12,938
D	Add: GST @ 12% on 27,32,500/-	3,27,900
E	Total Taxes (B + C + D)	5,25,545
F	Total amount payable (A+E)	34,83,045
G	Total Amount Paid	11,91,384
H	Balance Amount Payable (F-G)	22,91,661

I	Sale Deed Value	29,57,500
J	Construction Contact value	

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	22,00,000	-	22,00,000
L	Own contribution (including taxes)	12,83,045	11,91,384	91,661

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
			<input type="checkbox"/> Security cq.received
C contribution		91,661	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		22,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

32,500/- on time payment discount given:
 MODT EXP: 22,00,000 @ 0.6% ⇒ 13,200/-
 # ⇒ 25,46,600 @ 0.6% ⇒ 15,285/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	07/09/17	08/09/17	7/9/17	

