

## 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.	816	<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 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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
West	Lift & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Total sale Consideration (as per declaration form)	14,72,000/- 12,72,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	185	N A		
Sale Deed value	14,72,000/- 12,72,000	<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	31-08-2018	<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):	AOS signed by Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 23/4/18	Date: 23/4/18	Date: 23/04/18	Date: 23/4/18	Date: 24-4-18

## Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of Accountant & MD.
- Gaurang Mody to check the above before signing the Agreement of Sale.

APPROVED BY  
23 APR 2018  
SUGAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. KALUDE VIMALA		
Flat / Bungalow No.	816	Area	540.00
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	12,72,000
B	Add : Stamp duty & registration charges, Mutation exp	80,820
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	1,52,640
E	Total Taxes (B + C + D)	2,33,460
F	Total amount payable (A+E)	15,05,460
G	Total Amount Paid	15,00,960
H	Balance Amount Payable (F-G)	4,500

K	Sale Deed Value	12,72,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	15,05,460	15,00,960	4,500

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		4,500	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		-	Not required
			Collect cq.at the time of registration
			Security cq.received

**Remarks:**

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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	26/07/18		26/07/18

**APPROVED BY**  
 06 JUL 2018  
 SOHAM MOGI  
 MANAGING DIRECTOR

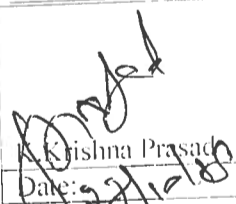
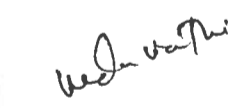
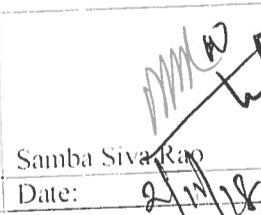
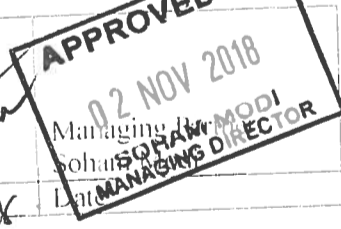
**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	816
Name of Buyer	VIMALA

A.	Total sale consideration.	Rs 12.72.000/-	/
B.	Less: Discount for on time payments.	Rs. 13,500	/
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL	
D.	Add: Reg. Charges	Rs. 76,320	/
E.	Add: VAT	Rs. NA	
F.	Add: Service Tax	Rs. NA	
G.	Add : GST	Rs. 1,52,640 + 2,844 = 1,55,484	/
H.	Add: Extra Spees Charges	Rs. 15,800	
I.	Add: Misc. Charges	Rs. 390	
J.	Less: Amount paid	Rs. 15,00,960/-	
K.	Balance amount Due	Rs. 5,534	
L.	Refund	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rs. Nil
M.	Interest Payable	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Rs. (69,205)
M	Maintenance charges due from	1 <sup>st</sup> December 18	
N	Buyer Info database balance	Rs. 5534	/
O	Tally balance	Rs. 5534	/
P	Remarks: Corpus fund Rs.15,000/- & advance 6 months maintenance charges @ Rs.1.50per sq ft per month -Rs.4,860/- & Membership fee Rs.50/-collected.		

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected (from 1 <sup>st</sup> December 2018)	<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 checked="" type="checkbox"/>

Authorized by:

 Krishna Prasad Date: 31/10/18	 Accountant Date: 31/10/18	 Samba Siva Rao Date: 31/10/18	 APPROVED BY 02 NOV 2018 Sohan MODI MANAGING DIRECTOR
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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.