

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.	819		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840		<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 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 & Open to sky		<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 (as per declaration form)	21,82,000/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	185 ✓		N A	
Sale Deed value	21,82,000/-		<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	30-09-2018		<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: 5/4/18	Date: 5/4/18	Date: 05/04/18	Date: 5-4-18	

Note:

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

**APPROVED BY**  
05 APR 2018  
GOURANG MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. RASHITA MASSEY		
Flat / Bungalow No.	819	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	21,82,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,61,840
E	Total Taxes (B + C + D)	2,66,340
F	Total amount payable (A+E)	24,48,340
G	Total Amount Paid	21,82,000
H	Balance Amount Payable (F-G)	2,66,340

K	Sale Deed Value	21,82,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	21,00,000	18,56,000	2,44,000
N	Own contribution (including taxes)	3,48,340	3,26,000	22,340

**Security Cheque Details:**

1st 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
		22,340	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,44,000	Not required
			Collect cq.at the time of registration

**Remarks:**

# registration exp paid by customer
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

**APPROVED BY**  
22 AUG 2018  
SOHAM MODI  
MANAGING DIRECTOR



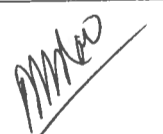

**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat No.	819
Name of Buyer	Mrs. Rashmita

A.	Total sale consideration.	Rs. 21,82,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add : GST	Rs.2,61,840 +1,799 =2,63,639
G.	Add: Extra Specs Charges	Rs. 9,995.-
H.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-
I.	Less: Amount paid	Rs. 24,63,512
J.	Balance amount Due	Rs. NIL
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 3,188/-
L.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. (17,035)
M.	Maintenance charges due from	1 <sup>st</sup> December 2018
N.	Buyer Info database balance	Rs.
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.15,000/- to collected	
	Maintenance charges @ Rs.1,260/-collected for initial six months	
	Membership fee Rs.50/- collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected	<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 type="checkbox"/>

Authorized by:

			
R. Krishna Prasad	Accountant	Samba Siva Rao	Managing Partner
Date: 6/12/18	Date: 6/12/18	Date: 6/12/18	Date: 6/12/18



Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.