

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.	A-507	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No	Single	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input 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	6'-6" wide corridor	<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	20,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	103	N A	
Discount (in Rs. per sft.)	50	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	50/-		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	20,00,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.12.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by (MD)
Sign:	Sign:	Sign:	Sign:
Date: 7/7/13	Date: 07/07/13	Date: 24/7/13	Date: 24 JUL 2013

APPROVED BY

 24 JUL 2013
 SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. JAGANNATH GIRISH BALLA		
Flat / Bungalow No.	507	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	20,00,000
B	Stamp duty & registration charges	1,24,500
C	Service Tax @ 3.625% on Sale Deed	72,500
D	VAT @ 1.25% on Sale Consideration	25,000
E	Total Taxes (B + C + D)	2,22,000
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	22,22,000
I	Total Amount Paid	21,30,410
J	Balance Amount Payable (H-I)	91,590

K	Amount for Sale Deed	20,00,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Money (A-N)	

Housing Loan Details:

Payment scheme	Housing Loan		Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
Deails of 1st Installment	SBI			1,00,000

FINAL RELEASE

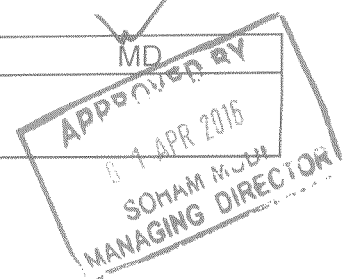
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		1,00,000	Not required
			Collect cq.at the time of registration
			✓
Balance Margin Money (O-I)		(8,410)	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received
			Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		2,22,000	✓ Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	31/3/16	31/3/16	31/3/16	



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

Flat No.	507
Name of Buyer	Jagannadh Girishballa

A.	Total sale consideration.	20,00,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts- Spl. Discount given in lieu of construction delayed	12,500
D.	Add: Reg. Charges	1,20,000
E.	Add: VAT	25,000 + 740 =25,740
F.	Add: Service Tax.	50,027 + 13,811 +187+644 =64,669
G.	Add: Extra Specs Charges (revised)	14,800
H.	Add: Misc. Charges	4,300 + 390 + 15,000 +6,060 +50 +152 +194 =26,146
I.	Less: Amount paid	22,30,410
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	8,445
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.15,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement. (Rs.6,060/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M.	Interest Amount as calculated	(-) 62,413
N.	Service Tax paid to department	
O.	Service Tax security deposit to be collected	
P.	Maintenance charges due from	April 2016 @ Rs.1.00 per sft.

Subject to MDSir Approval

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
6.	Service Tax Undertaking collected	

Authorized by:

K. Krishna Prasad	Accountant	Samba Siva Rao / Jayaprakash	Managing Partner: Soham Modi
Date: 03/05/16	Date: 04/05/16	Date: 04/05/16	Date: 04/05/16

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