

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.	828	<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 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	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)	21,61,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	187 ✓	NA
Sale Deed value	21,61,000/- ✗	<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	31-10-2018	<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: 11/7/18	Date: 11/7/18	Date: 11/7/18	Date: 13.7.18	Date: 13.7.18

**APPROVED BY**  
**SOHANI MODI**  
 MANAGING DIRECTOR  
 13 JUL 2018

Note:

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

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. SUVANAM SAI NARASIMHAM		
Flat / Bungalow No.	828	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	21,61,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,59,320
E	Total Taxes (B + C + D)	2,64,120
F	Total amount payable (A+E)	24,25,120
G	Total Amount Paid	21,10,325
H	Balance Amount Payable (F-G)	3,14,795

K	Sale Deed Value	21,61,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	20,50,000	17,35,705	3,14,295
N	Own contribution (including taxes)	3,75,120	3,74,620	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		500	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		3,14,295	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	13/10/18	13/11/18	13/10/2018

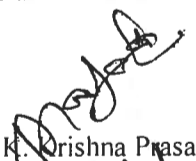
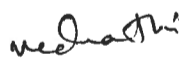


**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	828
Name of Buyer	SS Narasimham

A.	Total sale consideration.	Rs.21,61,000/-
B.	Less: Discount for on time payments.	Rs.NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,29,672/-
E.	Add: VAT	Rs.NA
F.	Add: Service Tax	Rs.NA
G.	Add : GST	Rs. 2,59,320 +1,908 =2,61,228
H.	Add: Extra Specs Charges	Rs. 10,600
I.	Add: Misc. Charges	Rs.4,800 +390 =5,190
J.	Less: Amount paid	Rs. 25,53,997
K.	Balance amount Due	Rs.13,693
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. nil
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. (34,570)
M	Maintenance charges due from	1 <sup>st</sup> January 2019.
N	Buyer Info database balance	Rs. 13,693
O	Tally balance	Rs. 13,693
P	Remarks: Corpus fund of Rs. 15,000/- & advance 6 months maintenance charges @ Rs.1.50/- per sft per month (i.e Rs.7,560) & Membership fee Rs.50/-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 <sup>st</sup> January 19)	✓
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: 26/12/18	 Accountant Date: 26/12/18	 Samba Siva Rao Date: 26/12/18	 Managing Director Soham Modi Date: 26 JAN 2019
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**APPROVED BY**  
26 JAN 2019  
**SOHAM MODI**  
MANAGING DIRECTOR

- 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.