

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.	308	<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)	26,82,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	155	N A	
Sale Deed value	26,82,500/-	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30.09.2017	<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 SOHAM MODI MANAGING DIRECTOR
Sign:	Sign:	Sign:	Sign:
Date: 17/9/16	Date: 17/9/16	Date: 19/09/16	Date: 19 SEP 2016

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR
19 SEP 2016


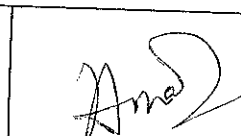
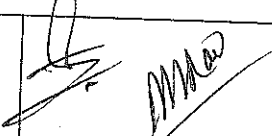
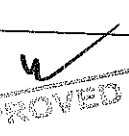
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	308
Name of Buyer	YVNL LALITHA

A.	Total sale consideration.	Rs 26,82,500/- ✓
B.	Less: Discount for on time payments.	Rs. 32,500 ✓
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs.1,60,980/- ✓
E.	Add: VAT	Rs. 27,813/- ✓
F.	Add: Service Tax	Rs.1,00,125/- ✓
G.	Add : GST	Rs.54,900 ✓
H.	Add: Extra Specs Charges	Rs.(-)10,325/- ✓
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690/- ✓
J.	Less: Amount paid	Rs.29,86,328/- ✓
K.	Balance amount Due	Rs.1,825 ✓
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs .621
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. 1855 ✓
O	Tally balance	Rs. 1,855 ✓
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 February 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: _____	 Accountant Date: 11/04/18	 Samba Siva Rao Date: 11/4/18	 Managing Partner: Soham Modi Date: 1 APR 2018
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MANAGING DIRECTOR

- Notes: 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.

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. Y. V. N. L. LALITHA KUMARI		
Flat / Bungalow No.	308	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	26,82,500
B	Add : Stamp duty & registration charges, Mutation exp	1,65,450
C	Add: Service Tax & VAT @ 4.5%	1,00,125
D	Add: GST @ 12%	54,900
E	Total Taxes (B + C + D)	3,20,475
F	Total amount payable (A+E)	30,02,975
G	Total Amount Paid	29,86,328
H	Balance Amount Payable (F-G)	16,647

K	Sale Deed Value	26,82,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	30,02,975	29,86,328	16,647

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
Own contribution		16,647	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

32,500/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	02/04/18	02/04/18	02/04/18	02/04/18

APPROVED BY
02 APR 2018
SURAJI MOJI
MANAGING DIRECTOR