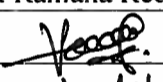
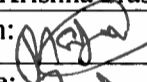
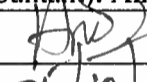
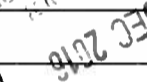


Check List

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.	315	<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	6'-6" wide corridor	<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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	27,43,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Sale Deed value	27,43,500/-	<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	30.06.2018	<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):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 5/12/16	Date: 5/12/16	Date: 05/12/16	Date: 27 DEC 2016

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. N. JAYA LAZARUS & OTHERS		
Flat / Bungalow No.	315	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	27,43,500
B	Add : Stamp duty & registration charges, Mutation exp	1,69,140
C	Add: Service Tax & VAT @ 4.5%	35,938
D	Add: GST @ 12%	2,54,220
E	Total Taxes (B + C + D)	4,59,298
F	Total amount payable (A+E)	32,02,798
G	Total Amount Paid	29,00,000
H	Balance Amount Payable (F-G)	3,02,798

K	Sale Deed Value	27,43,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	20,00,000	16,97,000	3,03,000
N	Own contribution (including taxes)	12,02,798	12,03,000	(202)

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		(202)	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		3,03,000	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

Reigstration expenses paid by Paramount Estates

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			17/10/2018



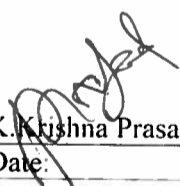
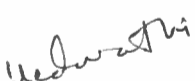


Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	315
Name of Buyer	JAYA LAZARUS

A.	Total sale consideration.	Rs 27,43,500
B.	Less: Discount for on time payments.	Rs. 30,250/- <i>Subject to approval</i>
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs.1,64,652
E.	Add: VAT	Rs. 7,813
F.	Add: Service Tax	Rs.28,125
G.	Add : GST	Rs.2,54,220 + 1,828=2,56,048 <i>30%</i>
H.	Add: Extra Specs Charges	Rs. 10,156
I.	Add: Misc. Charges	Rs.4,300 +390=4,690
J.	Less: Amount paid	Rs.32,03,000/-
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 18,266
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs 5,453 <i>Not finalized</i>
M	Maintenance charges due from	1 st February 2019
N	Buyer Info database balance	Rs. (18,266)
O	Tally balance	Rs. (18,266)
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 2019)	✓
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: 21/12/18	 Samba Siva Rao Date: 21/12/18	 Managing Partner: Sohan Modi Date: _____ APPROVED BY SOHAN MODI MANAGING DIRECTOR 12 DEC 2018
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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.

P.T.O.