

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flat no.	402	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	42.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Car Parking No	Single	<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 type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
South	Open to sky	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
East	6'-6" wide corridor	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
West	Open to sky	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Total sale Consideration	21,52,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	131	N A	
Discount (in Rs. per sft.)	100/- per sft	N A	
On time payment discount ((in Rs. per sft.)	50/- per sft		
Total Discount (in Rs. per sft.)	150/- per sft		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	21,52,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.12.2015	<input checked="" 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: 23/12/14	Date: 23/12/14	Date: 23/12/14	Date:

SALE DEED AUTHORIZATION FORM

Prpject	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. V. S. HARI BABU		
Flat / Bungalow No.	A-402	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	21,52,000
B	Stamp duty & registration charges	1,33,620
C	Service Tax @ 3.625% on Sale Deed	78,010
D	VAT @ 1.25% on Sale Consideration	26,900
E	Total Taxes (B + C + D)	2,38,530
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	23,90,530
I	Total Amount Paid	20,16,400
J	Balance Amount Payable (H-I)	3,74,130

K	Amount for Sale Deed	21,52,000
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:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	HDFC		
			HL Cq. Amount
			85,600

FINAL DISBURSE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		50,000	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		85,600	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Paid Through HL
		2,38,530	<input checked="" type="checkbox"/> Security cq.received <input type="checkbox"/> Collect cq.at the time of registration

Remarks:

50,500/- on time payment discount given

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	12/2/16	12/2/16	12/2/16



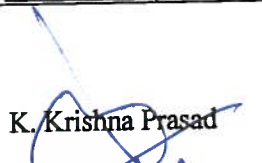


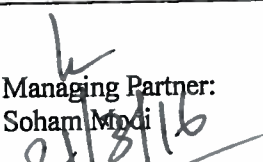
Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	402
Name of Buyer	Mr. V.S HARI BABU

A.	Total sale consideration.	21,52,000
B.	Less: Discount for on time payments.	50,500
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	1,29,120
E.	Add: VAT	26,900 + 500 = 27,400
F.	Add: Service Tax.	65,388 + 3,085 + 362 + 156 = 68,991
G.	Add: Extra Specs Charges (revised)	9,999
H.	Add: Misc. Charges	4,300 + 390 = 4,690
I.	Less: Amount paid	23,41,856
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	156
Remarks:		
1) Corpus fund Rs.15,000/- collected.		
2) Initial 6 maintenance charges collected @ Rs.1,010/-		
3) Membership fee Rs.50/- collected.		
M	Interest Amount as calculated	(-) 60,032
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.

	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: 21/3/16	Date: 21/3/16	Date: 21/3/16	Date: 21/3/16

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