

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.	411	<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 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 type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input 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)	27,43,500/-	<input 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	157	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30.11.2017	<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 (MD):
Sign:	Sign:	Sign:	Sign:
Date: 22/10/16	Date: 22/10/16	Date: 22/10/16	Date: 24 OCT 2016

APPROVED BY

 SOHAM
 MANAGING DIRECTOR

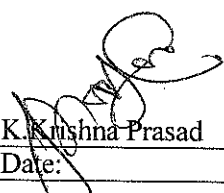
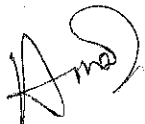
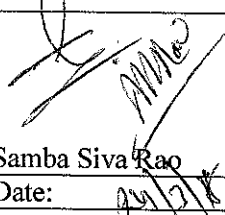
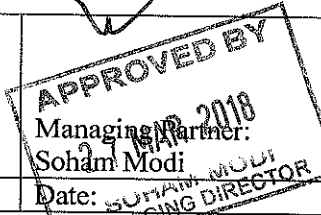
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	411
Name of Buyer	KESHAV

A.	Total sale consideration.	Rs 27,43,500/- ✓
B.	Less: Discount for on time payments.	Rs. 30,250/- ✓
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs.1,64,640/- ✓
E.	Add: VAT	Rs. 24,754/- ✓
F.	Add: Service Tax	Rs.89,115/- ✓
G.	Add : GST	Rs.91,581 + 3,433 = 95,014/- ✓
H.	Add: Extra Specs Charges	Rs. 19,075/- ✓ - Subject to MD or Approval
I.	Add: Misc. Charges	Rs.4,300 +390=4,690 ✓
J.	Less: Amount paid	Rs.30,87,810/- ✓
K.	Balance amount Due	Rs. 22,728/- ✓
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. (23,432)/-
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. 22,728 / ✓
O	Tally balance	Rs. 22,729 / ✓
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: 23/03/18	 Samba Siva Rao Date: 24/3/18	 APPROVED BY Managing Partner: Sohām Modi Date: 23/03/2018 MANAGING DIRECTOR
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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.

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESATES - PARAMOUNT AVENUE		
Buyer Name	MR. P. KESHAV RAO		
Flat / Bungalow No.	411	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	1,68,910
C	Add: Service Tax and VAT @ 5.75% on 23,91,324/-	1,37,501
D	Add: GST @ 12% on 3,52,176/-	42,261
E	Total Taxes (B + C + D)	3,48,672
F	Total amount payable (A+E)	30,92,172
G	Total Amount Paid	28,12,935
H	Balance Amount Payable (F-G)	2,79,237

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	24,41,199	21,66,324	2,74,875
N	Own contribution (including taxes)	6,50,973	6,46,611	4,362

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		4,362	Not required
			✓ Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		2,74,875	Not required
			✓ Collect cq.at the time of registration

Remarks:

30,250/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	22/11/17	22/11/17	22/11/2017

