





## 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.	707	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<input checked="" type="checkbox"/> Yes <input 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 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	6'-6" wide corridor	<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	22,27,750/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	146	N A	
Discount (in Rs. per sft.)	225/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	225/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	22,27,750/-	<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	31.03.2016	<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: 5/1/16	Date: 05/1/16	Date: 05/1/16	Date: 05 JAN 2016

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


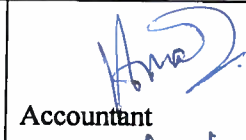
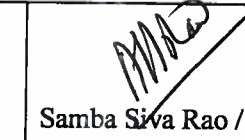
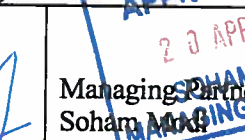
Flat No.	707
Name of Buyer	T.P.RAO

A.	Total sale consideration.	22,27,750
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts- Free registration, vat, stamp duty & service tax	2,46,583 +156 =2,46,739
D.	Add: Reg. Charges	1,33,680
E.	Add: VAT	27,847 +500=28,347
F.	Add: Service Tax.	80,756 + 435 = 81,191
G.	Add: Extra Specs Charges (revised)	10,000
H.	Add: Misc. Charges	4,300 + 390 + 339 +15,000 +6,060 +50+ +7,00,000 = 7,26,295
I.	Less: Amount paid	29,27,750
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	32,774
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.15,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement. (Rs.6,060/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M	Interest Amount as calculated	11,717
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.

Subject to MD Sir Approval

	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: 19/4/16	Date: 19/04/16	Date: 19/4/16	Date:

**APPROVED BY**  
23 APR 2016  
**PHAM MODI**  
MANAGING DIRECTOR

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

