

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.	710	<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		<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 (as per declaration form)	23,03,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	153	N A
Sale Deed value	23,03,500/-	<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	30.11.2017	<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 (S):
Sign:	Sign:	Sign:	Sign:
Date: 9/8/16	Date: 12/8/16	Date: 12/08/16	Date: 10 AUG 2016

APPROVED BY
SOHAN MEHTA
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. RAJESH KUMAR		
Flat / Bungalow No.	710	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	23,03,500
B	Add : Stamp duty & registration charges, Mutation exp	1,42,710
C	Add: Service Tax and VAT @ 4.5% on 19,57,525/-	1,12,557
D	Add: GST @ 12% on 3,45,975/-	41,517
E	Total Taxes (B + C + D)	2,96,784
F	Total amount payable (A+E)	26,00,284
G	Total Amount Paid	23,58,660
H	Balance Amount Payable (F-G)	2,41,624

K	Sale Deed Value	23,03,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	16,00,000	14,00,000	2,00,000
N	Own contribution (including taxes)	10,00,284	9,58,660	41,624

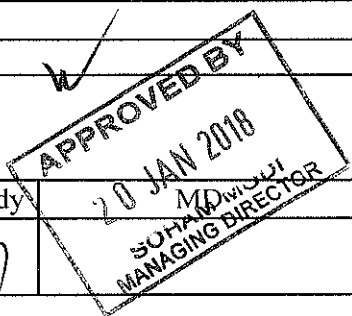

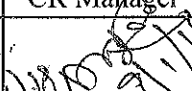
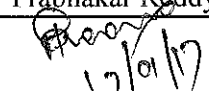
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	<input checked="" type="checkbox"/>	Security cq.received
			<input type="checkbox"/>	Not required
			<input type="checkbox"/>	Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	<input checked="" type="checkbox"/>	Security cq.received
		41,624	<input type="checkbox"/>	Not required
			<input checked="" type="checkbox"/>	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	<input checked="" type="checkbox"/>	Security cq.received
		2,00,000	<input type="checkbox"/>	Not required
			<input checked="" type="checkbox"/>	Collect cq.at the time of registration

Remarks:

50,500/- on time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date	19/01/17	19/01/17	17/01/17	



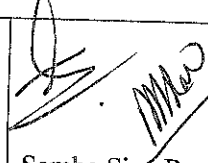

Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	710
Name of Buyer	RAJESH

A.	Total sale consideration.	Rs 23,03,500/- ✓
B.	Less: Discount for on time payments.	Rs. 50,500 ✓
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,38,240 ✓
E.	Add: VAT	Rs. 22,794 ✓
F.	Add: Service Tax	Rs.82,059 ✓
G.	Add : GST	Rs. 57,597 + 2,286 ✓
H.	Add: Extra Specs Charges	Rs. 12,698 ✓
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690
J.	Less: Amount paid	Rs. 23,58,660
K.	Balance amount Due	Rs. 2,14,704
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 800
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. 214,704
O	Tally balance	Rs. DV 214,704
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:

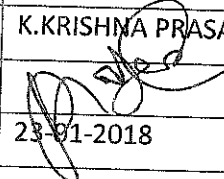
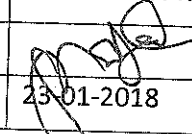
 K. Krishna Prasad Date: _____	 Accountant Date: 29/01/18	 Samba Siva Rao Date: 29/1/18	 Managing Partner: Soham Modi Date: _____
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APPROVED BY
29 JAN 2018
SOHAM MODI
MANAGING DIRECTOR

- 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.

Remarks: Interest on delayed payments / on-time payment discount

Project	PME
Flat/Villa no.	710
Name:	RAJESH KUMAR
Payment scheme	<input type="checkbox"/> QIS <input type="checkbox"/> H.L. <input type="checkbox"/> others
Provided relaxation in payments	<input type="checkbox"/> Yes <input type="checkbox"/> No
Interest as calculated	800
Interest waived	<input type="checkbox"/> Yes <input type="checkbox"/> No
Charge interest	Rs.NIL
On-time payment discount offered at the time of booking	Rs. 50,500/-
Reason for Delay in payments	
Allow on-time payment discount	<input type="checkbox"/> Yes <input type="checkbox"/> No
Reduce on-time payment discount to	
Remarks:	Please waive off interest and allow on time discount of Rs.50,500/- to customer.

	Prepared by	Approved by Manager	Approved by MD
Name	K.KRISHNA PRASAD	K.KRISHNA PRASAD	
Sign			
Date	23-01-2018	23-01-2018	