

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.	413	<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)	26,82,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	155	NA
Sale Deed value	26,82,500/-	<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	31.10.2017	<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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 14/9/16	Date: 17/9/16	Date: 14/09/16	Date: 14 SEP 2016

**APPROVED BY**  
14 SEP 2016  
Srinivasa Murthy  
MANAGING DIRECTOR

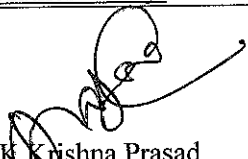
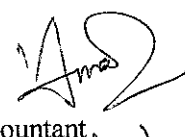



**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	413
Name of Buyer	AMIT KUMAR MONDAM

A.	Total sale consideration.	Rs 26,82,500/-
B.	Less: Discount for on time payments.	Rs. 18,500/-
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs.1,60,980 ✓
E.	Add: VAT	Rs. 28,396 ✓
F.	Add: Service Tax	Rs.1,02,224 /- ✓
G.	Add : GST	Rs. 49,302 + 2403=51,705 ✓
H.	Add: Extra Specs Charges	Rs. 13,350/- ✓
I.	Add: Misc. Charges	Rs.4,300 +390 +20,000+9128 = 33,818/- ✓
J.	Less: Amount paid	Rs.31,15,000/-
K.	Balance amount Due	Rs. NIL ✓
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 60,527/-
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs-(1,46,538)/-
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. 60,527 /- ✓
O	Tally balance	Rs. Dr. 60,527 /- ✓
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 <sup>st</sup> 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	 Accountant	 Samba Siva Rao	 Managing Partner
Date: 	Date: 20/01/18	Date: 22/1/18	Date: 22/1/18

**APPROVED BY**  
SOHAM MODI  
MANAGING DIRECTOR  
22 JAN 2018

- 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 ESTATES - PARAMOUT AVENUE		
Buyer Name	MR. AMIT KUMAR MONDAL		
Flat / Bungalow No.	413	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	26,82,500
B	Add : Stamp duty & registration charges and mutation exp	1,65,250
C	Add: Service Tax & VAT @5.75% on 22,71,650/-	1,30,620
D	Add: GST @ 12% on 4,10,850/-	49,302
E	Total Taxes (B + C + D)	3,45,172
F	Total amount payable (A+E)	30,27,672
G	Total Amount Paid	28,11,650
H	Balance Amount Payable (F-G)	2,16,022

I	Sale Deed Value	26,82,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	20,68,000	18,96,650	1,71,350
L	Own contribution (including taxes)	9,59,672	9,15,000	44,672

**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
		44,672	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		1,71,350	Not required
			Collect cq.at the time of registration

**Remarks:**

# Rs.18,500/- on time payment discount given:
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	24/08/17	24/08/17	24/08/17

