Check List Items to be checked Mention details here Sale Agreement, booking form & plan tally? Project Name PARAMOUNT AVENUE Yes | No Vendor M/s. Paramount Estates Yes I No Flat no. 719 Yes | No Land area (sq. yds.) 38.50 Yes □ No Built-up-area (sft) 840 ¥Yes □ No Car Parking No Yes | No Type □ Semi-deluxe 🖰 Deluxe 🗆 Luxury ⊌ Yes □ No Buyers name, age, address, etc. Check with booking form. UYes □ No Schedule of flat Check with booking form. Nes □ No Boundaries: North Open to sky ☐ Yes ☐ No South Open to sky Yes | No East 6'-6" wide corridor & Open to sky Yes 🗆 No West Open to sky ☐ Yes ☐ No Total sale Consideration ☑ Yes ☐ No (as per declaration form) 20,14,000/-PPT No. NA Sale Deed value 2014,000/-¥es □ No Construction contract value □ Yes □ No Installments Check with booking form. Yes No Date of completion 30.09.2018 It Yes [] No Remarks Prepared by Checked by Checked by Approved by (MD) Ch. Venkat Ramana Reddy (K. Krishna Prasad): (Accountant): Amar Sign: Sign:

Sign:

Date:

Date

Date:

Sign:

Date:

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE				
Buyer Name	MS. VALLAM NAVEENA				
Flat / Bungalow No.	719	Area	840.00		
Land Area	38.50		Semi / Deluxe / Luxury		
Car Parking No.		2 wheeler parking no	Beilli / Beilixe / Luxury		

Payment & Agreement Details:

A	Total Sale Consideration	1600.000
В	Add: Stamp duty & registration charges, Mutation exp	16,38,000
C	Add: Service Tax & VAT @ 4.5%	4,300
D	Add: GST @ 12%	6,589
E		1,33,308
E	Total Taxes (B + C + D)	1,44,197
F	Total amount payable (A+E)	17,82,197
G	Total Amount Paid	
H	Balance Amount Payable (F-G)	16,38,000
		1,44,197

K	Sale Deed Value	1629.000
L	Construction Contact value	16,38,000

	77 7 7	Total amount	Amount Paid	Cheq.ready
147	Housing Loan Sanctioned			
	Own contribution (including taxes)	17,82,197	16,38,000	1,44,197

Security Cheque Details:

1-4 T4-11 0 0 0 7 7 7	Cq. No.	Amount		Security cq.received	
1st Installment of HL				Not required	
				Collect cq.at the time of registration	
Own contribution	Cq. No.	Amount		Security cq.received	
		1,44,197		Not required	
				Collect cq.at the time of registration	
Balance HL Amount	Cq. No.	Amount		Security cq.received	
		_		Not required	
				Collect cq.at the time of registration	

Remarks:

NAVEEN - STAFF - STAFF DISCOUNT DEDUCTED FROM SALE CONSIDERATION I.E., 17,64,000-1,26,000 = 16,38,000 FINAL SALE CONSIDERATION

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	OVED
Sign	Vedent h.	10		OND MAR
Date	13/10/18	Med all	Proops	LAK OCT W
		1612/2	12/0/201	1 1 2 MAN MA

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

Flat /Villa No.	719
Name of Buyer	NAVEENA

A.	Total sale consideration.	Rs. 16,38,000		
B.	Less: Discount for on time payments.	Rs. NIL		
C.	Less: Other discounts	Rs. NIL		
D.	Add: Reg. Charges	Rs. NIL		
E.	Add: VAT	Rs. 6,589		
F.	Add: Service Tax	Rs. 23,720		
G.	Add: GST*	Rs. 1,33,308+1,188 =1,34,496		
H.	Add: Extra Specs Charges	Rs. 6,600		
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-		
J.	Less: Amount paid	Rs. 16,38,000		
K.	Balance amount Due	Rs. 1,76,095		
L.	Refund	□ Yes □ No Rs. NIL		
M.	Interest Payable	☐ Yes ☐ No Rs.44,788		
М	Maintenance charges due from	1 st July 2019		
N	Buyer Info database balance	Rs. 174,095		
0	Tally balance	Rs. 176,095		
P	Remarks:	•		
	Corpus Fund Rs. 15,000/- collected			
	Maintenance charges @Rs.1.50 per sft per	month (Rs. 7,560) collected		
	Membership fee Rs.50/- collected.			
	*GST has calculated @12% on Rs.11,10,9	00/-		

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	
2.	No Due Certificate signed	
3.	6 PDC for Maintenance Charges collected	
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

Soham Modorized B

Managing Partner: Modorized Soham Modorized Soham Modorized Soham Modorized Date:

Date:

Date:

Date:

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

Paramount Ave	nue				1
719		+			
Navcena		+			
Gopai					
K.P					
19-07-2018					
18.00	% p.a.				
		Deste	Deingine	Interest	Balance
Instal / Paym	Remarks	Days	rimcipai	-	25,000
			25,000	99	-
-25000	Booking amount.		23,000		2,00,000
200000	1st Installament Within 15Days Of Booking		2.00.000	(197)	
-200000	Payment received		2,00,000		3,02,100
302100	2nd Installament Within 30Days Of Booking	17	2 02 100		-
-302100	Payment Received		3,02,100		23,720
7 23720	Service Tax for Q4 FY2016-17		22 720	3 217	1,12,934
7 89214	GST FOR DEC-17				8,56,384
B 743450	3rd Installament 7Days Of Completing Slab				6,13,384
-243000	Payment Received	52		21,501	1,13,384
500000	Payment received			4 104	5,59,454
	4th Installament 7Days Of Completing Brick Work				6,12,982
8 53528	GST for may-18				(2,97,380)
0 -010382	Payment receivable				(2,00,000)
8 97380	5th Installament 7Days Of Completing Flooring ,				(2,00,000
	6th Installament On Completion	31	(2,00,000)	(3,036)	
			L	44 700	
+		Approx Int	erest Payable	44,700	
C: Enter Install	emnts & payments received				
r receivables as	positive amounts & payments received as negative	amounts.			
Do not change	e				
B&C in acce	ending order.				
f Installments /	Payments & Interest		ļ		
- Institution -			ļ. <u> </u>		
erest of Rs.	(on) Interest waived				
rime payment di	scount (or) Reduce on-time payment di	scount to Re	<u></u>		
mio paymont a		T			
2222	•		Signature of M.I	D.:	
mager.					
		1	Date		
	719 Naveena Gopal K.P 19-07-2018 18.00 Instal / Paym 25000 200000 200000 3021	Naveena Gopal K.P 19-07-2018 18.00 % p.a. Instal / Paym Remarks 25000 Booking amount -25000 Booking amount. 200000 1st Installament Within 15Days Of Booking -200000 Payment received -302100 Payment Received -243000 Payment Received -500000 Payment received -500000 Payment received -500000 Payment received -500000 Payment received -53528 GST for may-18 -910362 Payment receivable -97380 5th Installament 7Days Of Completing Flooring . 8 Payment receivables -500000 6th Installament On Completion C: Enter Installemnts & payments received	Naveena Gopal K.P 19-07-2018 18.00 % p.a. 19-07-2018 18.00 % p.a. 19-07-2018 18.00 % p.a. 19-07-2018 18.00 % p.a. 19-07-2018 18.00 % p.a. 19.00 % p.a. 19.00 % p.a. 19.00 % p.a	Naveena Gopal Remarks Days Principal	Naveena Gopal K.P 19-07-2018

APPROVED BY

20 JUL 2018

SOHAN MOINTON
MANAGING DIRECTOR