

**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	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Flat no.	725	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Land area (sq. yds.)	38.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Built-up-area (sft)	840	<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 type="checkbox"/> Deluxe	<input 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)	21,61,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	183 ✓	N A		
Sale Deed value	21,61,000/-	<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	30-09-2018	<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):	AOS signed by Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 27/3/18	Date: 27/3/18	Date: 27/03/18	Date:	Date: 28.3.18

**Note:**

- Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
- Gaurang Mody to check the above before signing the Agreement of Sale.

**APPROVED BY**  
  
 27 MAR 2018  
 G. GAURANG MODY  
 MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. NAGARAJU MAUJAVARAPU		
Flat / Bungalow No.	725	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	21,61,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,59,320
E	Total Taxes (B + C + D)	2,64,120
F	Total amount payable (A+E)	24,25,120
G	Total Amount Paid	21,24,630
H	Balance Amount Payable (F-G)	3,00,490

K	Sale Deed Value	21,61,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	19,00,000	16,13,630	2,86,370
N	Own contribution (including taxes)	5,25,120	5,11,000	14,120

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		14,120	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		2,86,370	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			9/9/18



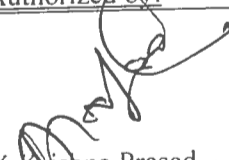
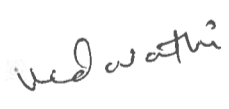


**Authorization form for handing over the possession of Flat no.725 in 'Paramount Avenue'**

Flat /Villa No.	725
Name of Buyer	NAGARAJU

A.	Total sale consideration.	Rs. 21,61,000/-
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,59,320 + 1,188 = 2,60,508
H.	Add: Extra Specs Charges	Rs. 6,600
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 24,11,000
K.	Balance amount Due	Rs. <del>24,11,000</del> 21,798
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. (36,859)
M	Maintenance charges due from	1 <sup>st</sup> February 2019
N	Buyer Info database balance	Rs. 21,798/-
O	Tally balance	Rs. 21,798/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	✓
	Maintenance charges @Rs.1.50 per sft per month to be collected	✓
	Membership fee Rs.50/- collected.	✓

	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 Date: 24/12/18	 Accountant Date: 26/12/18	 Samba Siva Rao Date: 26/12/18	 <b>APPROVED BY</b> Managing Director: Soham Modi Date: 26/12/18 <b>SOHAM MODI</b> MANAGING DIRECTOR
--	---	--	---

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