

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 ☐ No
Flat no.	103	☒ Yes ☐ No
Land area (sq. yds.)	46.29	☒ Yes ☐ No
Built-up-area (sft)	1010	☒ Yes ☐ No
Car Parking No	Single	☒ Yes ☐ No
Type	☐ Semi-deluxe ☒ Deluxe ☐ Luxury	☒ Yes ☐ No
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No
Schedule of flat	Check with booking form.	☒ Yes ☐ No
Boundaries: North	Open to sky	☒ Yes ☐ No
South	Open to sky	☒ Yes ☐ No
East	6'-6" wide corridor	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	23,54,000/-	☒ Yes ☐ No
PPT No.		N A
Discount (in Rs. per sft.)		N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	23,54,000/-	☒ Yes ☐ No
Construction contract value	—	☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.04.2016	☒ Yes ☐ No
Remarks		
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar
Sign:	Sign:	Sign:
Date: 27/2/16	Date: 27/2/16	Date: 27/2/16
		Approved by (MD): APPROVED BY 26 FEB 2016 SOHAM MODI MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Prpjct	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. CHOPPERLA RAJA		
Flat / Bungalow No.	103	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	23,54,000
B	Stamp duty & registration charges	1,45,740
C	Service Tax @ 3.625% on Sale Deed	85,333
D	VAT @ 1.25% on Sale Consideration	29,425
E	Total Taxes (B + C + D)	2,60,498
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	26,14,498
I	Total Amount Paid	5,11,000
J	Balance Amount Payable (H-I)	21,03,498

K	Amount for Sale Deed	23,54,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	20,00,000
O	Margin Monety (A-N)	3,54,000

Housing Loan Details:

Payment scheme	Housing Loan	Installemene Scheme	Other:	
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC			20,00,000

FINAL RELEASE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
		20,00,000		Not required
Balance Margin Money (O-I)	Cq. No.	Amount	✓	Collect cq.at the time of registration
		1,03,498		Security cq.received
Balance HL Amount	Cq. No.		✓	Not required <i>discont</i>
				Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	✓	Security cq.received
				Not required
Total Taxes Amount (E)	Cq. No.	Amount	✓	Collect cq.at the time of registration
		2,60,498		Paid Through HL
				Security cq.received
				Collect cq.at the time of registration

Remarks:

Rs.1,40,000/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	24/3/16	23/11	10/3/16	25 MAR 2016

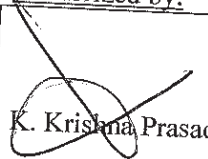
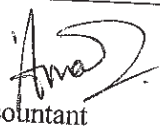
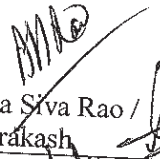
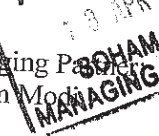
Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	103
Name of Buyer	Mr. Ch. Raja

A.	Total sale consideration.	23,54,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount	1,29,000
D.	Add: Reg. Charges	1,41,240
E.	Add: VAT	29,425 + 619 + 1,250 = 31,294
F.	Add: Service Tax.	85,332 + 449 + 906 = 86,687
G.	Add: Extra Specs Charges (revised)	12,388 + 25,000(false ceiling)
H.	Add: Misc. Charges	4,300 + 390 + 156 + 15,000 + 6,060 + 50 = 25,956
I.	Less: Amount paid	25,11,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	36,565
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.15,000/- included in the above statement.		
2) Initial 6 months 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	(-) 17,475/-
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.

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 Director SOHAM M. MANAGING DIR
Date: 12/4/16	Date: 12/4/16	Date: 13/4/16	Date:

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