

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.	(401) 801	☒ Yes ☐ No
Land area (sq. yds.)	55.46	☐ Yes ☐ No
Built-up-area (sft)	1210	☒ 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 & Lift	☒ Yes ☐ No
East	Open to sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration	29,24,500/-	☒ Yes ☐ No
PPT No.	136.	N A
Discount (in Rs. per sft.)	227/- per sft.	N A
On time payment discount ((in Rs. per sft.))	NIL	
Total Discount (in Rs. per sft.)	227/- per sft.	
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No
Sale Deed value	29,24,500/-	☒ Yes ☐ No
Construction contract value		☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.03.2016	☒ Yes ☐ No
Remarks		
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): E. Navaneetha,
Sign:	Sign:	Sign:
Date: 24/4/15	Date: 06/4/15	Date: 27/4/15

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

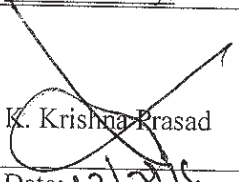
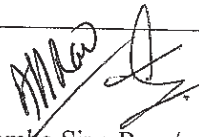
Flat No.	801
Name of Buyer	NILESH PANWAR

A.	Total sale consideration.	26,50,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts-	NIL
D.	Add: Reg. Charges	1,59,000
E.	Add: VAT	33,125
F.	Add: Service Tax.	97,990
G.	Add: Extra Specs Charges (revised)	(-) 13,876
H.	Add: Misc. Charges	4,300 + 390 + 194 +152+185+84+175 =5,480/-
I.	Less: Amount paid	29,45,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	13,280
Remarks:		
1) Corpus fund Rs.20,000/- to be collected.		
2) Initial 6 maintenance charges to be collected (Rs.7,260/-) .		
3) Membership fee Rs.50/- to be collected.		
M	Interest Amount as calculated	34,477
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.

*Subject to
MD Sir Approval*

	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 Partner Soham Modi
Date: 13/8/16	Date: 14/8/16	Date: 14/8/16	Date: 14/8/16

APPROVED BY
Managing Partner
Soham Modi
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.

REMARKS

☐ SOB ☐ VSC ☐ VOC ☐ PMR ☐ MFH ☐ GWE ☐ MNM ☐ KNM ☐ OTHERS ____

PME -F.NO. 801-Mr. NILESH PANWAR

Date. 14-07-2016

Sir,

1) Booking form has made for full amount of Rs. 29,24,500/-including discount of Rs.2,74,500/-

2) As per customer final eligibility, we made agreement on original sale cost(26,50,000/-).

This is for information.

(Please approve)

By. K. Krishna Prasad

Work Completed.

SALE DEED AUTHORIZATION FORM

Prpject	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. NILESH PANWAR		
Flat / Bungalow No.	801	Area	1210
Land Area	55.46		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	26,50,000
B	Stamp duty & registration charges	1,63,500
C	Service Tax @ 4.50% on Sale Deed	1,19,250
D	VAT @ 1.25% on Sale Consideration	33,125
E	Total Taxes (B + C + D)	3,15,875
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	29,65,875
I	Total Amount Paid	28,25,000
J	Balance Amount Payable (H-I)	1,40,875

K	Amount for Sale Deed	26,50,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

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

FINAL RELEASE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		1,20,000	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		-	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
Total Taxes Amount (E)	Cq. No.	Amount	Paid
		3,15,875	Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	OR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	03/06/16	01/06/16	01/06/16

