

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.	804	☒ 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	☒ Yes ☐ No	
East	Open to sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration	27,13,250/-	☒ Yes ☐ No	
PPT No.	152	N A	
Discount (in Rs. per sft.)	225/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	225/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	27,13,250/-	☒ Yes ☐ No	
Construction contract value	-	☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.09.2016	☒ Yes ☐ No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Mr. Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 24/6/16	Date: 24/6/16	Date: 25/6/16	Date: 25 JUN 2016

APPROVED BY
25 JUN 2016
SUNIL KUMAR
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. M. VIJAY KUMAR		
Flat / Bungalow No.	804	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	27,13,250
B	Add : Stamp duty & registration charges	1,67,095
C	Add: Service Tax	1,22,096
D	Add: VAT	33,916
E	Total Taxes (B + C + D)	3,23,107
F	Total amount payable (A+E)	30,36,357
G	Total Amount Paid	7,25,000
H	Balance Amount Payable (F-G)	23,11,357

I	Sale Deed Value	27,13,250
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	21,00,000	21,00,000	-
L	Own contribution (including taxes)	6,13,250	7,25,000	(1,11,750)

Security Cheque Details:

	Cq. No.	Amount		Security cq.received
1st Installment of HL		21,00,000		Not required
			✓	Collect cq.at the time of registration
Own contribution				Security cq.received
		(1,11,750)	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount				Security cq.received
		-	✓	Not required
				Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	03/08/16	3/08/16	3/08/16	3/08/16

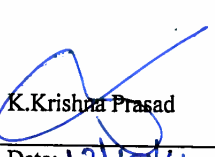
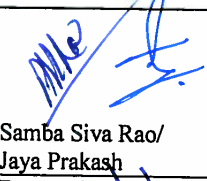
Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	804
Name of Buyer	M. VIJAYA KUMAR

A.	Total sale consideration.	Rs. 27,13,250
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.1,62,810
E.	Add: VAT	Rs.33,916 +300 =34,216
F.	Add: Service Tax	Rs.1,22,096 + 270 = 1,22,366
G.	Add: Extra Specs Charges	Rs.6,000
H.	Add: Misc. Charges	Rs.4,300+194 +390+525(175x3)= 5,409
I.	Less: Amount paid	Rs.28,25,000
J.	Balance amount Due	Rs.2,19,051/-
K.	Refund	☐ Yes ☒ No Rs. NIL
L.	Interest Payable	☐ Yes ☒ No Rs. 18,486 - Subject to MD's Approval
M.	Maintenance charges due from	1 st NOVEMBER 2016
N.	Buyer Info database balance	Rs. 2,19,051/-
O.	Tally balance	Rs. 2,19,051/-
P.	Remarks: Corpus fund Rs.20,000/-, 6 months advance maintenance charges @ Rs.1,210/- p.m and Membership fee Rs.50/- to be 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: 12/10/16	 Accountant Date: 12/10/16	 Samba Siva Rao/ Jaya Prakash Date: 12/10/16	 Managing Partner: Soham Modi Date: 12/10/16 APPROVED BY SOHAM MODI MANAGING DIRECTOR
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- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.