

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.	102	☒ 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	23,03,000/-	☒ Yes ☐ No
PPT No.	136	N A
Discount (in Rs. per sft.)	100/- per sft.	N A
On time payment discount ((in Rs. per sft.)	50/- per sft.	
Total Discount (in Rs. per sft.)	150/- per sft.	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	23,03,000/-	☒ Yes ☐ No
Construction contract value	—	☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.09.2015	☒ Yes ☐ No
Remarks	First Installment not Received.	
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): E. Navaneetha
Sign:	Sign:	Sign:
Date: 27/3/15	Date: 27/3/15	Date: 27/3/15
		Approved by (MD): APPROVED BY 17 MAR 2015 SOHAM MODI MANAGING DIRECTOR

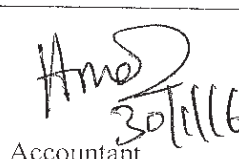
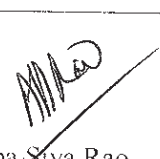
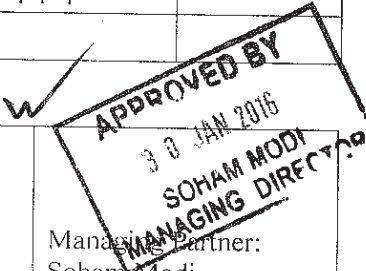
Authorization form for handing over the possession of bungalow in 'Paramount Avenue'

Flat No.	102
Name of Buyer	Mr. Y.V.S. REDDY

A.	Total sale consideration.	23,03,000/-
B.	Less: Discount for on time payments.	50,500/-
C.	Less: Other discounts – Discount not shown in sale consideration.	1,01,000
D.	Add: Reg. Charges	1,38,180
E.	Add: VAT	28,788 + 510 = 29,298
F.	Add: Service Tax.	67,821 + 388 = 68,209
G.	Add: Extra Specs Charges (revised)	10,200
H.	Add: Misc. Charges	4,300 + 390 + 15,000 + 6,060 + 50 = 25,800
I.	Less: Amount paid	24,04,573
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	18,614
L.	Refund if any	
Remarks: 1) Balance amount including Maint, Corpus fund & Memb. Fee to be collected..		
M.	Interest Amount as calculated	(1,11,058)
N.	Service Tax paid to department	
O.	Service Tax security deposit to be collected	
P.	Maintenance charges due from	January 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	Managing Partner: Soham Modi
Date: 30/1/16	Date:	Date: 30/1/16	Date:

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

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. Y VENKATA SURESH REDDY		
Flat / Bungalow No.	02	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	23,03,000
B	Stamp duty & registration charges	1,42,510
C	Service Tax @ 5.6% on CA	80,623
D	VAT @ 1.25% on Sale Consideration	28,794
E	Total Taxes (B + C + D)	2,51,926
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	25,55,426
I	Total Amount Paid	21,25,000
J	Balance Amount Payable (H-I)	4,30,426

K	Amount for Sale Deed	23,03,000
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	Installement Scheme	Other:	
	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
Details of 1st Installment	HDFC			1,00,000
				Final Disbursement

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		1,00,000	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		3,30,426	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
Total Taxes Amount (E)	Cq. No.	Amount	Security cq.received
		2,51,926	Not required
			Collect cq.at the time of registration
			Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Rs.1,01,00/- discount not deducted from sale agreement
50,500/- on time payment discount given

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	21/12/15	21/12/15	21/12/15

