

**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	M/s. Paramount Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	219	<input 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 checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input checked="" 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 & Open to sky	<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)	2056000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	158	N A	
Sale Deed value	2056000	<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	12.05.2018	<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):
Sign:	Sign:	Sign:	Sign:
Date: 12/12/16	Date: 12/12/16	Date: 13/12/16	Date: 13/12/16

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. G. VINEELA		
Flat / Bungalow No.	219	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	18,04,000
B	Add : Stamp duty & registration charges, Mutation exp	1,12,740
C	Add: Service Tax & VAT @ 4.5%	9,000
D	Add: GST @ 12%	1,92,480
E	Total Taxes (B + C + D)	3,14,220
F	Total amount payable (A+E)	21,18,220
G	Total Amount Paid	2,00,000
H	Balance Amount Payable (F-G)	19,18,220

K	Sale Deed Value	18,04,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	16,00,000	-	16,00,000
N	Own contribution (including taxes)	5,18,220	2,00,000	3,18,220

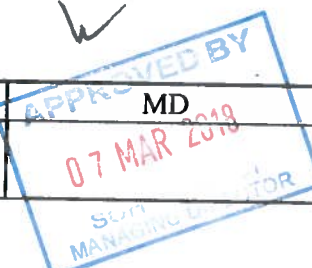
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Own contribution		3,18,220	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount		16,00,000	✓ Not required
			Collect cq.at the time of registration

**Remarks:**

# MPPL Staff:
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	6/03/18	7/3/18	7/03/18	

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

Flat /Villa No.	219
Name of Buyer	VINEELA /VINOD KUMAR




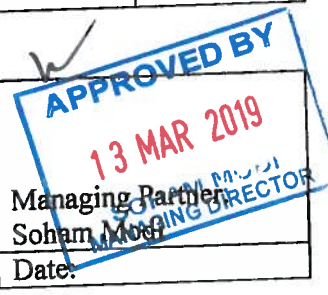
A.	Total sale consideration.	Rs. 18,04,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,08,240
E.	Add: VAT	Rs.2,500
F.	Add: Service Tax	Rs.9,000
G.	Add: GST*-8%	Rs. 1,28,320 + 5,670=1,33,990
H.	Add: Extra Specs Charges	Rs. 31,500
I.	Add: Misc. Charges	Rs. 4,300 + 390+15,000+10,080+50=29,820
J.	Less: Amount paid	Rs. 19,20,000 +2,00,000(loan)=21,20,000
K.	Balance amount Due	Rs. Nil
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.50
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 1,38.176
M	Maintenance charges due from	1 <sup>st</sup> April 2019
N	Buyer Info database balance	Rs. 950/- refundables
O	Tally balance	Rs. -950/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- added in above statement.	
	8 monthly maintenance charges (@Rs.1.50 per sft per month) added in above statement.	
	Membership fee Rs.50/- added in above statement.	
	<ul style="list-style-type: none"> <li>As per PMAY scheme, she got subsidy.</li> </ul>	

PMAY scheme

Not finalized

Check List	Yes / No
1. Buyer has signed the Association Membership Form & Undertaking	<input checked="" type="checkbox"/>
2. No Due Certificate signed	<input checked="" type="checkbox"/>
3. 6 PDC for Maintenance Charges collected	<input checked="" type="checkbox"/>
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5. Corpus fund collected	<input checked="" type="checkbox"/>
6. VAT / Service Tax charged on other amounts	<input checked="" type="checkbox"/>

Authorized by:

 K. Krishna Prasad Date: 12/3/19	 Accountant Date: 12/3/19	 Samba Siva Rao Date: 12/3/19	
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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.



Interest calculation for delayed payments.						
Project Name	Paramount Avenue					
Flat no.	219					
Customer Name	Vineela					
Booked by	Lakshmi					
Prepared by	K.P					
Date	11-03-2019					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
						25,000
28-Nov-16	25000	Booking Amount	-	-	-	-
28-Nov-16	-25000	Booking amount	-	25,000	-	200,000
13-Dec-16	200000	1st Installment	15	-	-	199,000
26-Dec-16	-1000	Payment received	13	200,000	1,282	150,000
26-Dec-16	-49000	Payment Received	-	199,000	-	150,000
26-Dec-16	-125000	Payment Received	-	150,000	-	25,000
27-Dec-16	308000	2nd Installment	1	25,000	12	333,000
31-Dec-16	9000	Service Tax for Q3 FY2016-17	4	333,000	657	342,000
31-Aug-17	406000	3rd Installment within 7days from compl of slab	243	342,000	40,984	748,000
01-Feb-18	70518	GST	154	748,000	56,807	818,518
28-Feb-18	400000	4th Installment within 7days from compl of brick	27	818,518	10,899	1,218,518
15-Mar-18	-120000	Payment Received	15	1,218,518	9,014	1,098,518
19-Mar-18	108240	Registration Charges	4	1,098,518	2,167	1,206,758
22-Mar-18	-1140000	Payment received	3	1,206,758	1,785	66,758
23-Mar-18	4300	Registration Doc charges	1	66,758	33	71,058
31-Dec-18	265000	5th Installment within 7days from compl of floor	283	71,058	9,917	336,058
07-Feb-19	-265000	Payment Received	38	336,058	6,298	71,058
07-Mar-19	-195000	Payment Received	28	71,058	981	(123,942)
11-03-19	-76058	Payment received	4	(123,942)	(244)	(200,000)
31-Mar-19	200000	6th Installment on completion	20	(200,000)	(1,973)	-
					Approx Interest Payable	138,176
Note:						
Column A, B & C: Enter Installemnts & payments received						
Column B: Enter receivables as positive amounts & payments received as negative amounts.						
Cloumns D to G: Do not change.						
Sort columns A , B & C in accending order.						
Calculate sum of Installments / Payments & Interest						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:				Signature of M.D.:		
Date:				Date:		

**APPROVED BY**  
**13 MAR 2019**  
 SOHAM M. J. JI  
 MANAGING DIRECTOR