

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	PARAMOUNT ESTATES		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	225		<input checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe		<input 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		<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)	23,66,000/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	192		NA
Sale Deed value	23,66,000/-		<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	31-03-2019		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks			
Prepared by (Ch. Venkat Ramana Reddy):	Checked by (K.Krishna Prasad):	Checked by (Accountant): Mrs. Vedavathi	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 14/11/18	Date: 14/11/18	Date: 14/11/18	Date: 14 NOV 2018

APPROVED BY
SOHAM MOJJI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. M. BINDU MADHAVI		
Flat / Bungalow No.	225	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	22,66,000
B	Add : Stamp duty & registration charges, Mutation exp	1,40,460
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	2,71,920
E	Total Taxes (B + C + D)	4,12,380
F	Total amount payable (A+E)	26,78,380
G	Total Amount Paid	4,25,000
H	Balance Amount Payable (F-G)	22,53,380

K	Sale Deed Value	22,66,000
L	Construction Contact value	-

		Total amount	Cheq. released	Chq. Ready
M	Housing Loan Sanctioned	20,39,400	-	20,39,400
N	Own contribution (including taxes)	6,38,980	4,25,000	2,13,980

Security Cheque Details:

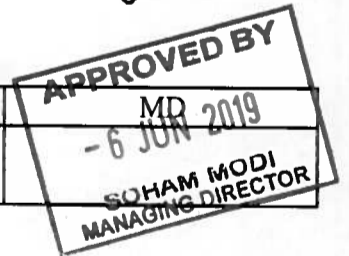
1st Installment of HL	Cq. No.	Amount	Security cq. received
		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq. at the time of registration
Own contribution	Cq. No.	Amount	Security cq. received
		2,13,980	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq. at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq. received
		20,39,400	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq. at the time of registration

Remarks:

STAMP DUTY TO BE PAID FROM PARAMOUNT ESTATES
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



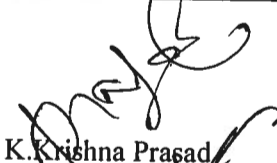
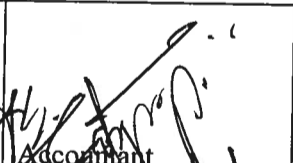
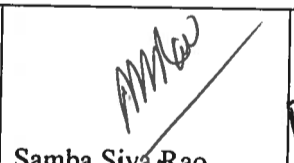

Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat /Villa No.	225
Name of Buyer	BINDU MADHAVI

A.	Total sale consideration.	Rs. 22,66,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,35,960 +12 =1,35,972
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 2,71,920 +1,602=2,73,522
H.	Add: Extra Specs Charges	Rs.8,900
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs .24,64,400 +2,14,182 = 26,78,182
K.	Balance amount Due	Rs. 10,502/-
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 38,738
M	Maintenance charges due from	1 st August 2019
N	Buyer Info database balance	Rs. 10502/-
O	Tally balance	Rs. 10502/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) collected	
	Membership fee Rs.50/- 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: 02/07/19	 Accountant Date: 3/7/19	 Samba Siva Rao Date: 3/7/19	
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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.	225					
Customer Name	Bindu Madhavi					
Booked by	Lakshmi					
Prepared by	K.P					
Date	25-06-2019					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
24-Oct-18	25000	Booking Amount	-	-	-	25,000
07-Nov-18	-25000	Payment Received	14	25,000	173	-
09-Nov-18	200000	1st Instalment	2	-	-	200,000
09-Nov-18	-200000	Payment Received	-	200,000	-	-
10-Nov-18	139000	3rd Instalment	1	-	-	139,000
24-Nov-18	200000	2nd Instalment	14	139,000	960	339,000
30-Nov-18	27000	GST for Nov 18	6	339,000	1,003	366,000
21-Jan-19	-200000	Payment Received	52	366,000	9,386	166,000
10-May-19	1502000	4th Instalment	109	166,000	8,923	1,668,000
30-May-19	200000	On completion	20	1,668,000	16,452	1,868,000
01-06-19	-2039400	Payment Received	2	1,868,000	1,842	(171,400)
Approx Interest Payable					38,738	
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. <u>MI</u>						
Signature of Manager:			Signature of M.D.:			
Date			Date			

APPROVED BY
 07 JUL 2019
 SUHAN M. S. JI
 MANAGING DIRECTOR