

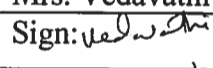



Check List

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.	227	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1010	<input 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 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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration (as per declaration form)	26,45,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	192	N A
Sale Deed value	26,45,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input checked="" 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: 15/11/18	Date: 15/11/18	Date: 15/11/18	Date: 16/11/18

APPROVED BY
16 NOV 2018
SUHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES -PARAMOUNT AVENUE		
Buyer Name	MR. URINI LAKSHMI ANEESHA & OTHERS		
Flat / Bungalow No.	227	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	26,45,000
B	Add : Stamp duty & registration charges, Mutation exp	1,63,000
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	1,63,000
F	Total amount payable (A+E)	28,08,000
G	Total Amount Paid	6,25,000
H	Balance Amount Payable (F-G)	21,83,000

K	Sale Deed Value	26,45,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	20,00,000	-	20,00,000
N	Own contribution (including taxes)	8,08,000	6,25,000	1,83,000

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		1,83,000	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		20,00,000	Not required
			Collect cq.at the time of registration

Remarks:

HOUSING LOAN EXPECTING:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			20/5/19

APPROVED BY

 MD
 20 MAY 2019
 SOHAM MOULI
 MANAGING DIRECTOR

Flat /Villa No.	227
Name of Buyer	SURENDRA BABU

A.	Total sale consideration.	Rs. 26,45,000
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer directly.
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 3,17,400 + 702 = 3,18,102
H.	Add: Extra Specs Charges	Rs.3,900
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs .29,71,692/-
K.	Balance amount Due	Rs.NIL
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.14,478 <i>Not finalized</i>
M	Maintenance charges due from	1 st July 2019
N	Buyer Info database balance	Rs. <i>NIL</i>
O	Tally balance	Rs. <i>NIL</i>
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 9,090) collected	
	Membership fee Rs.50/- collected.	

	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:

<i>[Signature]</i> K.Krishna Prasad	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> APPROVED BY Managing Partner: Sohan Modi Date: <i>24/6/19</i>
Date: <i>24/6/19</i>	Date: <i>24/6/19</i>	Date: <i>24/6/19</i>	Date: <i>24/6/19</i> SOHAN MODI MANAGING DIRECTOR

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.	227					
Customer Name	Surendra					
Booked by	Lakshmi					
Prepared by	K.P					
Date	14-06-2019					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Oct-18	25000	Booking Amount Received	-	-	-	25,000
30-Oct-18	-25000	Payment Received	-	25,000	-	-
07-Nov-18	-200000	Payment Received	8	-	-	(200,000)
09-Nov-18	200000	1st Instalment	2	(200,000)	(197)	-
24-Nov-18	396750	2nd Instalment	15	-	-	396,750
24-Nov-18	-400000	Payment Received	-	396,750	-	(3,250)
10-May-19	1823250	3rd Instalment	167	(3,250)	(268)	1,820,000
30-Jun-19	200000	On completion	51	1,820,000	45,774	2,020,000
30-May-19	-2000000	Payment Received	(31)	2,020,000	(30,881)	20,000
04-Jun-19	-20000	Payment Received	5	20,000	49	-
					-	
				Approx Interest Payable	14,478	
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>Nil</u>						
Signature of Manager:			Signature of M.D.:			
Date :			Date :			

APPROVED BY
 24 JUN 2019
 SOHAM M/J/DI
 MANAGING DIRECTOR