

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vendor	M/s. Paramount Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	315	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1210	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input checked="" 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	6'-6" wide corridor	<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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	27,43,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Sale Deed value	27,43,500/-	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30.06.2018	<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: 5/12/16	Date: 5/12/16	Date: 05/12/16	Date: 17 DEC 2016

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. N. JAYA LAZARUS & OTHERS		
Flat / Bungalow No.	315	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	27,43,500
B	Add : Stamp duty & registration charges, Mutation exp	1,69,140
C	Add: Service Tax & VAT @ 4.5%	35,938
D	Add: GST @ 12%	2,54,220
E	Total Taxes (B + C + D)	4,59,298
F	Total amount payable (A+E)	32,02,798
G	Total Amount Paid	29,00,000
H	Balance Amount Payable (F-G)	3,02,798

K	Sale Deed Value	27,43,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq. ready
M	Housing Loan Sanctioned	20,00,000	16,97,000	3,03,000
N	Own contribution (including taxes)	12,02,798	12,03,000	(202)

Security Cheque Details:

	Cq. No.	Amount	Security cq. received
1st Installment of HL		-	Not required
			Collect cq. at the time of registration
Own contribution		(202)	Security cq. received
			Not required
Balance HL Amount			Collect cq. at the time of registration
		3,03,000	Security cq. received
			Not required
			Collect cq. at the time of registration

Remarks:

Reigstration expenses paid by Paramount Estates

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			17/10/18

APPROVED BY
 S. DHAM M. U. JI
 MANAGING DIRECTOR
 17 OCT 2018

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

Villa / Flat No.	315
Name of Buyer	JAYA LAZARUS

A.	Total sale consideration.	Rs 27,43,500
B.	Less: Discount for on time payments.	Rs. 30,250/- <i>Subject to approval</i>
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,64,652
E.	Add: VAT	Rs. 7,813
F.	Add: Service Tax	Rs. 28,125
G.	Add : GST	Rs. 2,54,220 + 1,828 = 2,56,048 <i>30%</i>
H.	Add: Extra Specs Charges	Rs. 10,156
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 32,03,000/-
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Rs. 18,266
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Rs 5,453 <i>Not finalized</i>
M	Maintenance charges due from	1 st February 2019
N	Buyer Info database balance	Rs. (18,266)
O	Tally balance	Rs. (18,266)
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected. ✓	

Check List		Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 st February 2019)	✓
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:

<i>[Signature]</i> K. Krishna Prasad Date: <i>[Signature]</i>	<i>[Signature]</i> Accountant Date: 21/12/18	<i>[Signature]</i> Samba Siva Rao Date: 21/12/18	<i>[Signature]</i> Managing Partner: Soham Modi Date: <i>[Signature]</i> APPROVED BY SOHAM MODI MANAGING DIRECTOR JAN 2019
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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.
3. Mention details of eligibility of special offers in remarks column.

P.T.O.

Interest calculation for delayed payments.

Project Name Paramount Avenue
 Flat no. 315
 Customer Name Jaya Lazarus
 Booked by Lakshmi
 Prepared by K.P
 Date 08-12-2018

Sign _____
 Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Oct-16	25000	Booking Amount	-	-	-	25,000
05-Nov-16	-25000	Booking Amount	6	25,000	74	-
05-Dec-16	-200000	Payment Received	30	-	-	(2,00,000)
14-Dec-16	200000	1st Intallment	9	(2,00,000)	(888)	-
14-Dec-16	-400000	Payment Received	-	-	-	(4,00,000)
29-Dec-16	411525	2nd Installment	15	(4,00,000)	(2,959)	11,525
31-Dec-16	28125	Service Tax for Q3 FY2016-17	2	11,525	11	39,650
31-Aug-17	127802	GST for AUG-17	243	39,650	4,751	1,67,452
10-Sep-17	1053487	3rd Installment within 7days from compl of slab	10	1,67,452	826	12,20,939
21-Oct-17	-1697000	Payment Received	41	12,20,939	24,686	(4,76,061)
31-Dec-17	632092	4th Installment within 7days from compl of brick	71	(4,76,061)	(16,669)	1,56,031
31-Dec-17	75851	GST FOR DEC-17	-	1,56,031	-	2,31,882
31-Jul-18	25185	GST for July 18	212	2,31,882	24,243	2,57,067
18-Sep-18	-578000	Payment Received	49	2,57,067	6,212	(3,20,933)
29-Sep-18	-303000	Payment Received	11	(3,20,933)	(1,741)	(6,23,933)
21-Oct-18	164651.8	Registration charges	22	(6,23,933)	(6,769)	(4,59,281)
03-Nov-18	4300	Doct Charges	13	(4,59,281)	(2,944)	(4,54,981)
31-Dec-18	221396	5th Installment within 7days from compl of floor	58	(4,54,981)	(13,014)	(2,33,585)
31-Mar-19	200000	6th Installment - on completion	90	(2,33,585)	(10,367)	(33,585)
Approx Interest Payable					5,453	

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

Charge Interest of Rs. _____ (or) Interest waived

Allow on-time payment discount (or) Reduce on-time payment discount to Rs. _____

Signature of Manager: _____

Signature of M.D.: _____

Date _____

Date _____

APPROVED BY
 22 DEC 2018
 SOHAM MODI
 MANAGING DIRECTOR