

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VOC	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Sri Venkataramana Constructions & Others	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	31	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	200	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1940	<input checked="" 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 / plot	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Plot no.32	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Plot no 45	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	62,68,000	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)	100 300/- per sft	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	300/- per sft		
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	25,07,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	37,60,800/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Agr. for Development charges value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	10.05.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Rambabu</i>	Sign: <i>Saleem</i>	Sign: <i>[Signature]</i>
Date: 29/6/15	Date: 29/6/15	Date: 20/7/15	Date: 21 JUL 2015

SOHAM MODI
MANAGING DIRECTOR

Authorization form for handing over the possession of Villa in 'Villa Orchids'

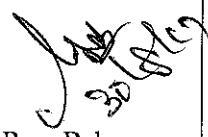
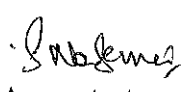
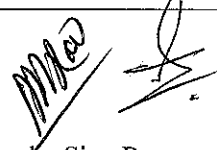
Villa No.	31
Name of Buyer	Rear Admiral Srinivas Kalidoss

A.	Total sale consideration.	Rs. 62,68,000/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 3,76,180/- + 6,298/- (GHMC mutation)
E.	Add: VAT	Rs. 78,350/- + 10,422/- (GST on extra specs)
F.	Add: Service Tax	Rs. 2,82,060/-
G.	Add: Extra Specs Charges	Rs. 57,898/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,300/-
I.	Less: Amount paid	Rs. 70,15,158/-
J.	Balance amount Due	Rs. 69,350/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	?
N.	Buyer Info database balance	Rs. 69,350/-
O.	Tally balance	Rs. —
P.	Remarks:	
	Corpus fund Rs.30,000/- to be collected.	
	Maintenance charges @ Rs. 2,500/- to be collected for initial six months	
	Membership fee Rs.50/-to be collected.	

for MD's approval ?

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

Authorized by:

 G. B. Ram Babu Date: 30/8/17	 S. N. Srinivas Accountant Date: 30/8/17	 Samba Siva Rao Date: 30/8/17
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APPROVED BY
Managing Partner:
Soham Modi
30 AUG 2017
SOHAM 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	Villa Orchids					
Flat no.	31					
Customer Name : Rear Admiral srinivas kalidoss						
Booked by	Suresh					
Prepared by	Pavan					
Date	26.08.17					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
10-May-15	25000	Booking amount	-	-	-	25,000
11-May-15	-25000	payment recd	1	25,000	12	-
23-May-15	-200000	payment recd	12	-	-	(200,000)
25-May-15	200000	1st installment	2	(200,000)	(197)	-
25-Jun-15	700000	2nd installment	31	-	-	700,000
30-Jun-15	-700000	payment recd	5	700,000	1,726	-
10-Jan-16	1285000	on completion of footings & plin	194	-	-	1,285,000
19-Feb-16	1285000	on completion of rcc	40	1,285,000	25,348	2,570,000
22-Feb-16	-1285000	chq recd	3	2,570,000	3,802	1,285,000
11-Apr-16	-1285000	chq recd	49	1,285,000	31,051	-
28-Sep-16	1285000	on completion of brick work	170	-	-	1,285,000
14-Oct-16	-1285000	chq recd	16	1,285,000	10,139	-
01-Jan-17	1288000	on completion of flooring	79	-	-	1,288,000
06-Jan-17	-1000000	payment recd	5	1,288,000	3,176	288,000
11-Feb-17	-143000	payment recd	36	288,000	5,113	145,000
17-Feb-17	-200000	payment recd	6	145,000	429	(55,000)
06-Apr-17	-748258	payment recd	48	(55,000)	(1,302)	(803,258)
17-Jul-17	-143900	payment recd	102	(803,258)	(40,405)	(947,158)
30-Jul-17	200000	on completion	13	(947,158)	(6,072)	(747,158)
	(747158)				Approx Interest Payable	32,820

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:

Date :

Signature of M...

Date

APPROVED BY
30 AUG 2017
SOHAM MOYJI
MANAGING DIRECTOR

~ minor delay
~ Pl. e.m. 1st

[Handwritten signature]
26/8/17