

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.	104	<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	Single	<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 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	26,40,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	145	N A	
Discount (in Rs. per sft.)	1.36/-	N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)	164,000/-	164,560	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	26,40,000/-	<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	28.02.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Nagamani	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 8/12/15	Date: 8/12/15	Date: 08/12/15	Date:

**APPROVED BY**  
  
**SOHAM KUMAR**  
**MANAGING DIRECTOR**  
 09 DEC 2015

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUT ESTATES - TEJAL MODI RESALE		
Buyer Name	MR. SATYA NARAYANA SAHU		
Flat / Bungalow No.	A-104	Area	1210
Land Area	55.46		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	26,40,000
B	Stamp duty & registration charges	1,62,900
C	Service Tax @ 3.625% on Sale Deed	92,400
D	VAT @ 1.25% on Sale Consideration	33,000
E	Total Taxes (B + C + D)	2,88,300
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	29,28,300
I	Total Amount Paid	23,40,000
J	Balance Amount Payable (H-I)	5,88,300

K	Amount for Sale Deed	26,40,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Money (A-N)	

**Housing Loan Details:**

Payment scheme	Housing Loan	Installem Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	ICICI		HL Cq. Amount 3,00,000

FINAL RELEASE

**Security Cheque Details:**

	Cq. No.	Amount	Security cq. received
1st Installment of HL		3,00,000	Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)		-	<input checked="" type="checkbox"/> Not required Collect cq. at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required Collect cq. at the time of registration
Total Taxes Amount (E)		2,88,300	Paid <input checked="" type="checkbox"/> Through HL Security cq. received <i>Free offer</i> Collect cq. at the time of registration

**Remarks:**

# Registration, VAT and ST free offer
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**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	20/11/16	22/11/16	20/11/16

**APPROVED BY**  
 MD  
 20 JAN 2016  
 SUHAM MODI  
 MANAGING DIRECTOR


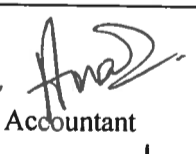
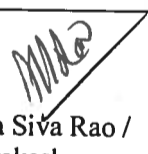
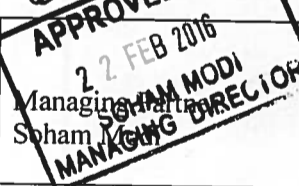
**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat No.	104
Name of Buyer	Mr. SATYA NARAYANA SAHU

A.	Total sale consideration.	26,40,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts- Free registration, stamp duty, vat & service tax	2,91,400
D.	Add: Reg. Charges	1,58,400
E.	Add: VAT	33,000
F.	Add: Service Tax.	95,700
G.	Add: Extra Specs Charges (revised)	NIL
H.	Add: Misc. Charges	4,300 + 390 +20,000 +7,260 +50= 32,000
I.	Less: Amount paid	26,40,000
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	27,700
L.	Refund if any	NIL
Remarks:		
1) Corpus fund Rs.20,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement.(Rs.7,260/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M	Interest Amount as calculated	(-) 56,666
N	Service Tax paid to department	
O	Service Tax security deposit to be collected	
P	Maintenance charges due from	April 2016 @ Rs.1.00 per sft.

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	✓
2.	Buyer has signed the Association Membership Form.	✓
3.	No Due Certificate signed	✓
4.	6 PDC for Maintenance Charges collected	✓
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	✓
6.	Service Tax Undertaking collected	✓

Authorized by:

 K. Krishna Prasad	 Accountant	 Samba Siva Rao / Jayaprakash	 Managing Director Soham Modi MANAGING DIRECTOR
Date: 22/2/16	Date: 22/2/16	Date: 22/2/16	Date:

- 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.	104					
Customer Name	Sahu					
Booked by	Gopal					
Prepared by	K.P					
Date	19-02-2016					
Sign						
Interest rate	18.00	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
26-Nov-15	25000	Booking Amount	-	-	-	25,000
03-Dec-15	-25000	Cheque received	7	25,000	86	-
03-Dec-15	-200000	Cheque Received	-	-	-	(2,00,000)
10-Dec-15	200000	1st Installment	7	(2,00,000)	(690)	-
26-Dec-15	-2000000	Cheque Received	16	-	-	(20,00,000)
09-Jan-16	396000	2nd Installment	14	(20,00,000)	(13,808)	(16,04,000)
19-Jan-16	909500	3rd Installment within	10	(16,04,000)	(7,910)	(6,94,500)
22-Jan-16	-115000	Cheque Received	3	(6,94,500)	(1,027)	(8,09,500)
26-Jan-16	547500	4th Installment	4	(8,09,500)	(1,597)	(2,62,000)
05-Feb-16	362000	5th Installment	10	(2,62,000)	(1,292)	1,00,000
16-Feb-16	-300000	Cheque Received	11	1,00,000	542	(2,00,000)
26-Dec-16	200000	6th Installment on con	314	(2,00,000)	(30,970)	-
					-	-
				Approx Interest Payable	(56,666)	

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**  
2 EB 2016  
SOHAM MUJ  
MANAGING DIRECTOR