

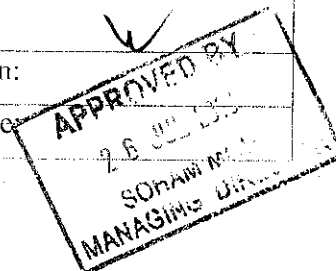
Check List

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.	110	<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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Boundaries: North	6'-6" wide corridor 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 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	22,53,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	153	N A
Discount (in Rs. per sft.)	100/-	N A
On time payment discount ((in Rs. per sft.)	75/-	
Total Discount (in Rs. per sft.)	175/-	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	22,53,000/-	<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	31.10.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Remarks

Customer paid Rs. 125,000/- as on 25/07/16

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Mr. Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 25/7/16	Date: 25/7/16	Date: 26/07/16	Date:



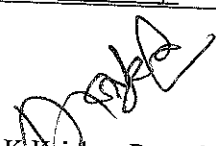


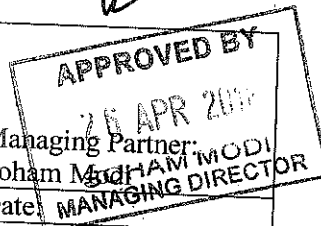
**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	110
Name of Buyer	JAGADISH

A.	Total sale consideration.	Rs 22,53,000/- ✓
B.	Less: Discount for on time payments.	Rs. 75,750/- ✓
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs.1,35,180/- ✓
E.	Add: VAT	Rs. 23,338/-
F.	Add: Service Tax	Rs.84,015/- ✓
G.	Add : GST	Rs.46,320 + 1,911 = 48,231 ✓
H.	Add: Extra Specs Charges	Rs.10,617 ✓
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690/- ✓
J.	Less: Amount paid	Rs.24,76,353/- ✓
K.	Balance amount Due	Rs.6,968 ✓
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. (30,111)
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. 6,968 ✓
O	Tally balance	Rs. Dr. 6,968 ✓
p	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected. ✓ <i>D. Patel</i>	

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 <sup>st</sup> February 2018)	✓
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: _____	 Accountant Date: 23/04/18	 Samba Siva Rao Date: 24/4/18	
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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.

**APPROVED BY**  
24 APR 2018  
M. JAYA PRAKASH  
SR. MANAGER-ACCOUNTS & FINANCE

Remarks: Interest on delayed payments / on-time payment discount

Project	PME		
Flat/Villa no.	110		
Name:	JAGADISH		
Payment scheme	<input type="checkbox"/> QIS <input type="checkbox"/> H.L. <input type="checkbox"/> others		
Provided relaxation in payments	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Interest as calculated	(30,111)		
Interest waived	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Charge interest	Rs.NIL		
On-time payment discount offered at the time of booking	Rs. 75,750/-		
Reason for Delay in payments			
Allow on-time payment discount	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Reduce on-time payment discount to			
	Prepared by	Approved by Manager	Approved by MD
Name	K.KRISHNA PRASAD	K.KRISHNA PRASAD	
Sign			
Date	24-04-2018	24-04-2018	

Interest calculation for delayed payments.

Project Name	Paramount Avenue	
Flat no.	110	
Customer Name	Jagadish	
Booked by	Lakshmi	
Prepared by	K.P	
Date	20-04-2018	
Sign		
Interest rate	18.00	% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
13-Jul-16	25000	Booking Amount	-	-	-	25,000
14-Jul-16	-25000	Booking Amount	-	-	-	-
20-Jul-16	-5000	Neft	1	25,000	12	-
26-Jul-16	-95000	Neft	6	-	-	(5,000)
28-Jul-16	200000	1st Installment	6	(5,000)	(15)	(1,00,000)
12-Aug-16	337950	2nd Installment	2	(1,00,000)	(99)	1,00,000
12-Aug-16	-100000	Payment Received	15	1,00,000	740	4,37,950
23-Aug-16	-1642000	Payment Received	-	4,37,950	-	3,37,950
12-Nov-16	845025	3rd Installment within 7dyas from compl of slab	11	3,37,950	1,833	(13,04,050)
14-Feb-17	507015	4th Installment within 7days from compl of birck	81	(13,04,050)	(52,091)	(4,59,025)
31-Mar-17	84015	Service tax Q2 FY 2016-2017.	94	(4,59,025)	(21,279)	47,990
31-Aug-17	5759	GST	45	47,990	1,065	1,32,005
30-Oct-17	138010	5th Installment within 7days from compl of floor	153	1,32,005	9,960	1,37,764
30-Nov-17	16562	GST Nov-17	60	1,37,764	4,076	2,75,774
31-Dec-17	200000	6th Installment - On Completion	31	2,75,774	4,216	2,92,336
10-Jan-18	-150000	Payment received	31	2,92,336	4,469	4,92,336
19-Jan-18	-143353	Payment Received	10	4,92,336	2,428	3,42,336
23-Jan-18	135180	Registration Charges	9	3,42,336	1,519	1,98,983
02-Feb-18	4300	Registration Doc charges	4	1,98,983	393	3,34,163
31-Mar-18	18241	GST for March-2018	10	3,34,163	1,648	3,38,463
03-Apr-18	-241000	Payment Received	57	3,38,463	9,514	3,56,704
20-Apr-18	(1,15,704)	Payment received	3	3,56,704	528	1,15,704
			17	1,15,704	970	-

Approx Interest Payable (30,111)

Note:  
 Column A, B & C: Enter Installments & payments received  
 Column B: Enter receivables as positive amounts & payments received as negative amounts.  
 Columns D to G: Do not change.  
 Sort columns A, B & C in ascending 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.D.:  
 Date:  
**APPROVED BY**  
**20 APR 2018**  
**SOHAM MODI**  
**MANAGING DIRECTOR**

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. JADISH DESHMUKH		
Flat / Bungalow No.	110	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	22,53,000
B	Add : Stamp duty & registration charges, Mutation exp	1,39,680
C	Add: Service Tax and VAT @ 4.5% on 19,57,525/-	1,07,353
D	Add: GST @ 12% on 3,45,975/-	46,320
E	Total Taxes (B + C + D)	2,93,353
F	Total amount payable (A+E)	25,46,353
G	Total Amount Paid	21,60,353
H	Balance Amount Payable (F-G)	3,86,000

K	Sale Deed Value	22,53,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	18,83,000	16,42,000	2,41,000
N	Own contribution (including taxes)	6,63,353	5,18,353	1,45,000

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution			<input type="checkbox"/> Security cq.received
		1,45,000	<input checked="" type="checkbox"/> Not required
Balance HL Amount			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
		2,41,000	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

# 75,750/- on time payment discount given:
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg);"> <b>APPROVED BY</b>                  22 JAN 2018                  SUHAM MOHANT                  MANAGING DIRECTOR             </div>
Sign				
Date	22/1/18	22/1/18	22/1/18	