

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	PARAMOUNT AVENUE	<input type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	PARAMOUNT ESTATES	<input type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	814	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	24.75	<input type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	540	<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 type="checkbox"/> Deluxe	<input type="checkbox"/> Yes <input type="checkbox"/> No
Buyers name, age, address, etc.	Check with booking form.	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No
South	6'-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No
East	Staircase	<input type="checkbox"/> Yes <input type="checkbox"/> No
West	6'-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration (as per declaration form)	15,11,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	193	N A
Sale Deed value	15,11,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract 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	31-03-2019	<input 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: 20/12/18	Date: 21/12/18	Date: 27/12/18	Date: 03 JAN 2019

APPROVED BY
 SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUT AVENUE		
Buyer Name	MISS. MUKKOLA ANITHA		
Flat / Bungalow No.	814	Area	540.00
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	15,11,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,500
F	Total amount payable (A+E)	15,15,500
G	Total Amount Paid	4,61,000
H	Balance Amount Payable (F-G)	10,54,500

K	Sale Deed Value	15,11,000
L	Construction Contact value	-

		Total amount	Cheq.realesed	Balance HL
M	Housing Loan Sanctioned	10,50,000	-	10,50,000
N	Own contribution (including taxes)	4,65,500	4,61,000	4,500

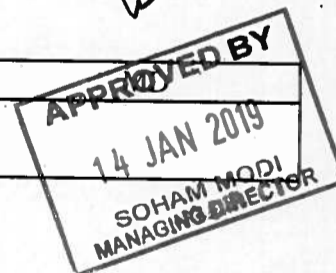
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		4,500	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		10,50,000	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

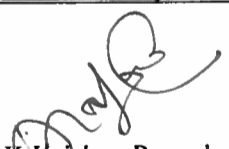
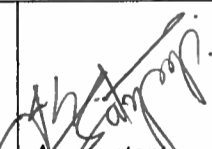



Flat /Villa No.	814
Name of Buyer	M. ANITHA

A.	Total sale consideration.	Rs. 15,11,000/-
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. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. NA + 1,026
H.	Add: Extra Specs Charges	Rs. 5,700
I.	Add: Misc. Charges	Rs. 4,300 + 390 =4,690
J.	Less: Amount paid	Rs. 15,11,000
K.	Balance amount Due	Rs.11,416
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No
M	Maintenance charges due from	1 st April 19
N	Buyer Info database balance	Rs. 11416/-
O	Tally balance	Rs. 11416/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs.4,860) to be collected	
	Membership fee Rs.50/- to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	
2.	No Due Certificate signed	
3.	6 PDC for Maintenance Charges collected	
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: 13/3/19	 Accountant Date: 12/3/19	 Samba Siva Rao Date: 18/3/19	APPROVED BY 18 MAR 2019 Managing Partner: SOHAN MODI MANAGING DIRECTOR
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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.

Interest calculation for delayed payments.

Project Name Paramount Avenue
 Flat no. 814
 Customer Name Anitha
 Booked by Lakshmi
 Prepared by K.P
 Date 11-03-2019
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Nov-18	25000	Booking Amount	-	-	-	25,000
30-Nov-18	-25000	Payment Received	-	25,000	-	-
15-Dec-18	200000	1st Instalment	15	-	-	200,000
18-Dec-18	-200000	Payment Received	3	200,000	296	-
30-Dec-18	226650	2nd Instalment	12	-	-	226,650
03-Jan-19	-226650	Payment Received	4	226,650	447	-
10-Jan-19	-9350	Payment Received	7	-	-	(9,350)
15-Jan-19	859350	3rd Instalment	5	(9,350)	(23)	850,000
23-Jan-19	-1050000	Payment Received	8	850,000	3,353	(200,000)
12-Feb-19	4300	Miscellaneous doct charges	20	(200,000)	(1,973)	(195,700)
13-03-19	-4300	Payment received	29	(195,700)	(2,799)	(200,000)
31-Mar-19	200000	On Completion	18	(200,000)	(1,775)	-
Approx Interest Payabl					(2,473)	

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. Nil

Signature of Manager: _____ Signature of M.D.: _____
 Date : _____ Date : _____

APPROVED BY
 18 MAR 2019
 SOHAM MODI
 MANAGING DIRECTOR

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