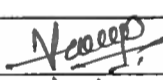
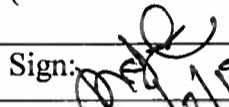
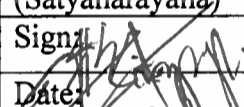
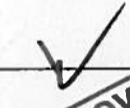


Check List

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.	221		<input type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	38.50		<input type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	840		<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	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No
East	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration (as per declaration form)	22,35,000/-		<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	192		N A
Sale Deed value	22,35,000/-		<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	30-06-2019		<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks			
Prepared by (Ch. Venkat Ramana Reddy):	Checked by (K.Krishna Prasad):	Checked by (Accountant): (Satyanarayana)	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 11/3/19.	Date: 11/3/19	Date: 12/3/19	Date: 13 MAR 2019

**APPROVED BY**  
13 MAR 2019  
SOHAM MOJI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES -PARAMOUNT AVENUE		
Buyer Name	MR. DILIP KUMAR & OTHERS		
Flat / Bungalow No.	221	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	22,35,000
B	Add : Stamp duty & registration charges, Mutation exp	1,38,900
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	1,38,900
F	Total amount payable (A+E)	23,73,900
G	Total Amount Paid	5,61,000
H	Balance Amount Payable (F-G)	18,12,900

K	Sale Deed Value	22,35,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	18,50,000	-	18,50,000
N	Own contribution (including taxes)	5,23,900	5,61,000	(37,100)

**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		(37,100)	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount		18,50,000	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**

# HOUSING LOAN EXPECTING:

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			20/5/19

**APPROVED BY**  
  
 MD  
 20 MAY 2019  
 SOHAM MOUDI  
 MANAGING DIRECTOR

Flat /Villa No.	221
Name of Buyer	DILIP KUMAR

A.	Total sale consideration.	Rs. 22,35,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,34,100 +12=1,34,112
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 2,68,200 + 2,844 +774 =2,71,818
H.	Add: Extra Specs Charges	Rs. 15,800 <i>Subject to approval</i>
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs 26,61,420
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. <del>774</del> 774
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 18,354 <i>Not finalised</i>
M	Maintenance charges due from	1 <sup>st</sup> August 2019
N	Buyer Info database balance	Rs. - 774/- Cr.
O	Tally balance	Rs. - 774/- Cr.
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) collected	
	Membership fee Rs.50/- collected.	

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

Authorized by:

<i>[Signature]</i> K. Krishna Prasad	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<b>APPROVED BY</b> 18 AUG 2019 Managing Partner: Soham Modi MANAGING DIRECTOR
Date: 19/8/19	Date: 19/8/19	Date: 19/8/19	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.	221					
Customer Name	dilip					
Booked by	Lakshmi					
Prepared by	K.P					
Date	25-06-2019					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
31-Oct-18	25000	Booking Amount	-	-	-	25,000
07-Nov-18	-25000	Payment Received	7	25,000	86	-
15-Nov-18	200000	1st Instalment	8	-	-	200,000
29-Nov-18	-200000	Payment Received	14	200,000	1,381	-
30-Dec-18	335250	2nd Instalment	31	-	-	335,250
10-Feb-19	-336000	Payment Received	42	335,250	6,944	(750)
10-May-19	1474750	3rd Instalment	89	(750)	(33)	1,474,000
25-May-19	-1850000	Payment Received	15	1,474,000	10,904	(376,000)
30-May-19	200000	On Completion	5	(376,000)	(927)	(176,000)
					-	
				Approx Interest Payable	18,354	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:			Signature of M.D.:			
Date :			Date :			

  
**APPROVED BY**  
**19 AUG 2019**  
 SUHAM M J J I  
 MANAGING DIRECTOR