

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. PRASANTH KUMAR		
Flat / Bungalow No.	327	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	24,04,500
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	33,676
D	Add: GST @ 12%	2,18,259
E	Total Taxes (B + C + D)	2,56,435
F	Total amount payable (A+E)	26,60,935
G	Total Amount Paid	26,10,935
H	Balance Amount Payable (F-G)	50,000

K	Sale Deed Value	24,04,500
L	Construction Contact value	-

		Total amount	Cheq.released	Balance HL
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	26,60,935	26,10,935	50,000

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		50,000	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount			<input checked="" type="checkbox"/> Collect cq.at the time of registration
		-	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

50,000/-on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	18/1/19	18/1/19	18/01/19

APPROVED BY
 MD
 18 JAN 2019
 SOHAN M. J. S
 MANAGING DIRECTOR

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	PARAMOUNT AVENUE	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Vendor	M/s. Paramount Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	D-327	<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	35	<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	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 (as per declaration form)	24,04,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	164	N A
Sale Deed value	24,04,500/-	<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	31.10.2018	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar	Approved by (M.D.)
Sign:	Sign:	Sign:	Sign:
Date: 24/3/17	Date: 24/3/17	Date: 24/3/17	Date: 24 MAR 2017

APPROVED BY

SOHAM MODI
 MANAGING DIRECTOR

Authorization form for handing over the possession of Flat in A Gramount Avenue

Flat /Villa No.	327
Name of Buyer	PRASHANT KUMAR MISHRA

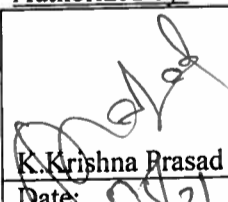
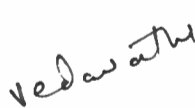
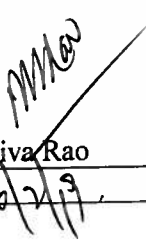

A.	Total sale consideration.	Rs. 24,04,500
B.	Less: Discount for on time payments.	Rs. 50,500
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. 7,321
F.	Add: Service Tax	Rs. 26,355
G.	Add: GST	Rs. 2,18,259 + 1,404 = 2,19,663
H.	Add: Extra Specs Charges	Rs. 7,800
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 26,10,935
K.	Balance amount Due	Rs. 8,894
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 9,703
M	Maintenance charges due from	1 st March 2019
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	✓
	Maintenance charges @Rs.1.50 per sft per month to be collected	✓
	Membership fee Rs.50/- collected.	✓

Subject to approval

Not finalized

	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: 05/2/19	 Accountant Date: 6/2/19	 Samba Siva Rao Date: 6/2/19	 Managing Partner: Sohan Modi Date: 06 FEB 2019
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APPROVED BY
Managing Partner:
Sohan Modi
06 FEB 2019
SOHAN 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 Paramount Avenue
 Flat no. 327
 Customer Name Prashant Mishra
 Booked by Lakshmi
 Prepared by K.P
 Date 05-02-2019
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
09-Mar-17	25000	Booking Amount	-	-	-	25,000
13-Mar-17	-25000	Payment Received	4	25,000	49	-
24-Mar-17	200000	1st Installment	11	-	-	200,000
27-Mar-17	-200000	Payment Received	3	200,000	296	-
31-Mar-17	10125	Service Tax for Q4 FY2016-17	4	-	-	10,125
09-Apr-17	360675	2nd Installment	9	10,125	45	370,800
22-Apr-17	-360675	Payment Received	13	370,800	2,377	10,125
30-Jun-17	16230	Service Tax for Q1 FY 2017-18	69	10,125	345	26,355
31-Jul-17	109130	GST for the month of July-17	31	26,355	403	135,485
31-Aug-17	24000	GST FOR AUG-17	31	135,485	2,071	159,485
30-Sep-17	909412	3rd Installment within 7days from compl. of slab	30	159,485	2,360	1,068,897
09-Oct-17	-909412	Payment received	9	1,068,897	4,744	159,485
30-Nov-17	65478	GST FOR NOV-17	52	159,485	4,090	224,963
05-Dec-17	-545647	Payment Received	5	224,963	555	(320,684)
15-Jun-18	545647	4th Installment with in 7days from compl of birk	192	(320,684)	(30,364)	224,963
30-Jun-18	19652	GST for June 18	15	224,963	1,664	244,615
01-Jan-19	163766	5th Installment within 7days from compl of floor	185	244,615	22,317	408,381
10-Jan-19	-570201	Payment Received	9	408,381	1,813	(161,820)
05-Feb-19	-38180	Payment received	26	(161,820)	(2,075)	(200,000)
15-Feb-19	200000	6th Installment - On completion	10	(200,000)	(986)	-
					Approx Interest Payable	9,703

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

APPROVED BY
 06 FEB 2019
 SOHAM MOJI
 MANAGING DIRECTOR