

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.	825	<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)	18,61,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	187	N A		
Sale Deed value	18,61,000/-	<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	31-10-2018	<input 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 (MD):	AOS signed by Gaurgang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 24/7/18	Date:	Date: 23/7/18	Date:	Date: 24.7.18

Note:

1. Gaurgang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurgang Mody to check the above before signing the Agreement of Sale.

APPROVED BY
24 JUL 2018
SOHAM,
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. PASTULA SRINIVAS LOKESH & OTHERS		
Flat / Bungalow No.	825	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	18,61,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,23,320
E	Total Taxes (B + C + D)	2,27,820
F	Total amount payable (A+E)	20,88,820
G	Total Amount Paid	16,61,000
H	Balance Amount Payable (F-G)	4,27,820

K	Sale Deed Value	18,61,000
L	Construction Contact value	-

		Total amount	Cheq.realesed	Balance HL
M	Housing Loan Sanctioned	16,00,000	14,00,000	2,00,000
N	Own contribution (including taxes)	4,88,820	2,61,000	2,27,820

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution			✓ Security cq.received
		2,27,820	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		2,00,000	Not required
			✓ Collect cq.at the time of registration

Remarks:

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Authorised by:

Name	Accountant	CR/Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			28/01/19

APPROVED BY
MD
28 JAN 2019
 SOHAM MODI
 MANAGING DIRECTOR

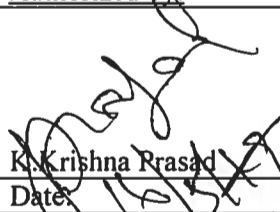
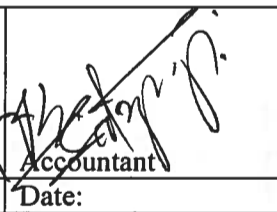
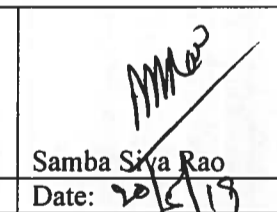
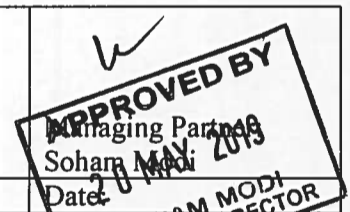
Flat /Villa No.	825
Name of Buyer	P. Srinivas Lokesh

A.	Total sale consideration.	Rs. 18,61,000/-
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. 2,23,320 + 1,332 = 2,24,652 ✓
H.	Add: Extra Specs Charges	Rs. 7,400
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-
J.	Less: Amount paid	Rs. 18,88,820
K.	Balance amount Due	Rs. 2,08,922
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No / Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No / Rs (14,304)
M	Maintenance charges due from	1 st June 2019
N	Buyer Info database balance	Rs. 208922 / -
O	Tally balance	Rs. 208922 / -
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) to be collected	
	Membership fee Rs.50/- to be collected.	
	Post dated cheque of Rs 200,000/- received	

Rs 222/- current dated cheque dated 22/5/2019.

	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: 20/5/19	 Accountant Date: 20/5/19	 Samba Siva Rao Date: 20/5/19	 Soham Modi Date: 20 MAY 2019
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APPROVED BY
Managing Partner
SOHAM 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. 825
 Customer Name Lokesh
 Booked by Lakshmi
 Prepared by K.P
 Date 24-04-2019
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym Remarks	Days	Principal	Interest	Balance
30-Jun-18	25000 Booking Amount	-	-	-	25,000
15-Jul-18	200000 1st Instalment	15	25,000	185	225,000
30-Jul-18	24150 2nd Instalment	15	225,000	1,664	249,150
08-Aug-18	25000 Booking Amount Received	9	2,19,150	1,106	224,150
08-Aug-18	-200000 Payment Received	-	224,150	-	24,150
24-Aug-18	-36000 Payment received	16	24,150	191	(11,850)
31-Aug-18	805925 3rd Instalment	7	(11,850)	(41)	794,075
11-Sep-18	-1400000 Payment Received	11	794,075	4,308	(605,925)
30-Sep-18	483555 4th Instalment after Brick Work	19	(605,925)	(5,677)	(122,370)
28-Jan-19	-200000 Payment Received	120	(122,370)	(7,242)	(322,370)
28-Jan-19	-27820 Payment received	-	(322,370)	-	(350,190)
12-Feb-19	4300 Mis Doct Charges	15	(350,190)	(2,590)	(345,890)
01-Mar-19	122370 5th Instalment flooring work	17	(345,890)	(2,900)	(223,520)
31-Mar-19	200000 6th Instalment on completion	30	(223,520)	(3,307)	(23,520)
				Approx Interest Payable	(14,304)

Note:
 Column A, B & C: Enter Installements & 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 Installements / 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

[Handwritten Signature]
22/5/19

[Handwritten Signature]

APPROVED BY
20 MAY 2019
SOHAM MUJJI
MANAGING DIRECTOR