

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.	C-316	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Lift & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	13,37,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	138	N A	
Sale Deed value	13,37,000/-	<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	31.10.2018	<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):
Sign:	Sign:	Sign:	Sign:
Date: 6/3/17	Date: 02/2/17	Date: 06/03/17	Date:

APPROVED BY
06 MAR 2017
SOHAM MODI
MANAGING DIRECTOR


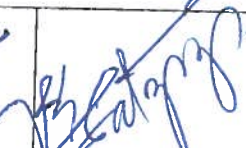


Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat /Villa No.	316
Name of Buyer	SYED ASHFRAHUDDIN

A.	Total sale consideration.	Rs. 13,37,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges*	Rs. Mortgage flat
E.	Add: VAT	Rs. 5,313
F.	Add: Service Tax	Rs. 19,125
G.	Add: GST	Rs. 1,09,439
H.	Add: Extra Specs Charges	Rs. NIL
I.	Add: Misc. Charges	Rs. NIL
J.	Less: Amount paid	Rs. 13,77,500 +93,878=14,71,378
K.	Balance amount Due	Rs. NIL
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.501
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.(12,001)
M	Maintenance charges due from	1 st May 2019
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs. 1.50 per sft per month (rs. 4,860) collected	
	Membership fee Rs.50/- collected.	
	*Registration & doc. charges & stamp paper charges will pay at the time of registration.	

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	Accountant	Samba Siva Rao	Managing Director
Date: 17/4/19	Date: 21/4/19	Date:	Date: 24 APR 2019



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. 316
 Customer Name Syed
 Booked by Lakshmi
 Prepared by K.P
 Date 10-04-2019
 Sign
 Interest rate 18.00 % p.a

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
06-Nov-16	25000	Booking Amount				
14-Nov-16	-25000	Booking Amount	8	25,000	99	25,000
21-Nov-16	200000	1st Installment	7			
21-Nov-16	-50000	payment received				200,000
06-Dec-16	200550	2nd Installment		200,000		150,000
19-Dec-16	-50000	Payment Received	15	150,000	1,110	350,550
17-Jan-17	-50000	Payment rec (17.01.2017)	13	350,550	2,247	300,550
15-Feb-17	-50000	Payment rec	29	300,550	4,298	250,550
03-Apr-17	-50000	Payment Received	29	250,550	3,583	200,550
09-May-17	-50000	Payment Received	47	200,550	4,648	150,550
28-May-17	-50000	Payment Received	36	150,550	2,673	100,550
27-Jun-17	-50000	Payment received.	19	100,550	942	50,550
28-Jul-17	-50000	Payment Received	30	50,550	748	550
30-Aug-17	-50000	Payment Received	31	550	8	(49,450)
01-Sep-17	455725	3rd Installment within 7days from compl of slab	33	(49,450)	(805)	(99,450)
03-Oct-17	-50000	Payment Received	2	(99,450)	(98)	356,275
24-Oct-17	-50000	Payment Received	32	356,275	5,622	306,275
28-Nov-17	-50000	Payment received	21	306,275	3,172	256,275
28-Dec-17	-50000	Payment Received 28.12.17	35	256,275	4,423	206,275
20-Feb-18	-50000	Payment Received	30	206,275	3,052	156,275
27-Feb-18	-50000	Payment Received	54	156,275	4,162	106,275
01-Apr-18	-50000	Payment Received	7	106,275	367	56,275
10-May-18	-50000	Payment Received	33	56,275	916	6,275
23-May-18	-100000	Payment Received 23.05.18	39	6,275	121	(43,725)
07-Jul-18	-75000	Payment Received 07.07.18	13	(43,725)	(280)	(143,725)
12-Jul-18	-82500	Payment Received	45	(143,725)	(3,190)	(218,725)
29-Aug-18	-60000	Payment Received	5	(218,725)	(539)	(301,225)
12-Nov-18	-70000	Payment Received	48	(301,225)	(7,130)	(361,225)
26-Nov-18	-10000	Payment Received	75	(361,225)	(13,360)	(431,225)
18-Dec-18	-55000	Payment Received	14	(431,225)	(2,977)	(441,225)
28-Feb-19	273435	4th Installment within 7days from compl of floor	22	(441,225)	(4,787)	(496,225)
31-Mar-19	182290	6th Installment on completion	72	(496,225)	(17,619)	(222,790)
			31	(222,790)	(3,406)	(40,500)
Approx Interest Payable					(12,001)	

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. Nil

Signature of Manager: *[Signature]*

Signature of M.D.: *[Signature]*

Date: *12/4/19*

Date: _____

APPROVED BY
24 APR 2019
SOHAM MODI
MANAGING DIRECTOR