

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.	712	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1210	<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	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)	27,43,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	155	N A	
Sale Deed value	27,43,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	—	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.10.2017	<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 (D):
Sign:	Sign:	Sign:	Sign:
Date: 22/9/16	Date: 22/9/16	Date: 22/09/16	Date: 22 SEP 2016

APPROVED BY
SOHAM MOF
MANAGING DIRECTOR

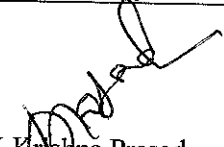


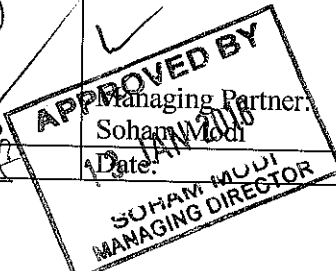
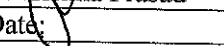
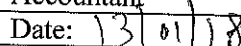
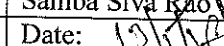
Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	712
Name of Buyer	EZHAL HASAN ANSARI

A.	Total sale consideration.	Rs 27,43,000/-
B.	Less: Discount for on time payments.	Rs. 36,300/- ✓
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs.1,64,580/-
E.	Add: VAT	Rs. 29,012/-
F.	Add: Service Tax	Rs.1,04,445/- ✓
G.	Add : GST	Rs. 50,640 +3,391= 54,031
H.	Add: Extra Specs Charges	Rs. 18,837/- ✓ - Subject to MD Sir Approval
I.	Add: Misc. Charges	Rs.4,300 +390 = 4,690/-
J.	Less: Amount paid	Rs.31,05,000/- ✓
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 22,705
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs-(19,388)- ✓
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. - 22,705
O	Tally balance	Rs. CV 22,705
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	
2.	No Due Certificate signed	
3.	6 PDC for Maintenance Charges collected (from 1 st February 2018)	
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	
Date: 	Date: 	Date: 	

- Note: 1. Update Sale Completed as 'Yes' in the database.
 2. Give a copy of Owners Association rule to the buyer.
 3. Mention details of eligibility of special offers in remarks column.

Project Name	Paramount Avenue					
Flat no.	712					
Customer Name	ANSARI					
Booked by	Gopal					
Prepared by	K.P					
Date	12-01-2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
31-Aug-16	25000	Booking Amount	-	-	-	25,000
03-Sep-16	-25000	Booking Amount	3	25,000	37	-
15-Sep-16	200000	1st Installment	12	-	-	2,00,000
15-Sep-16	-200000	Payment Received	-	2,00,000	-	-
30-Sep-16	410000	2nd Installment	15	-	-	4,10,000
30-Sep-16	-200000	payment received	-	4,10,000	-	2,10,000
29-Oct-16	-70000	Payments Received	29	2,10,000	3,003	1,40,000
21-Nov-16	-1194000	Payment Received	23	1,40,000	1,588	(10,54,000)
30-Dec-16	1054000	3rd Installment within 7days from compl of salb	39	(10,54,000)	(20,271)	-
31-Dec-16	56880	Service Tax for Q3 FY2016-17	1	-	-	56,880
31-Mar-17	19125	Service tax Q2 FY 2016-2017.	90	56,880	2,525	76,005
30-Apr-17	632400	4th Installment within 7days from compl of brick	30	76,005	1,124	7,08,405
03-May-17	-632000	Payment Received	3	7,08,405	1,048	76,405
30-Jun-17	28440	Service Tax for Q1	58	76,405	2,185	1,04,845
21-Aug-17	48	GST	52	1,04,845	2,689	1,04,893
30-Oct-17	221600	5th Installment within 7days from compl of floor	70	1,04,893	3,621	3,26,493
31-Oct-17	-234000	PaymentReceived	1	3,26,493	161	92,493
31-Oct-17	-250000	PaymentReceived	-	92,493	-	(1,57,507)
31-Oct-17	-200000	Payment Received	-	(1,57,507)	-	(3,57,507)
01-Nov-17	-100000	Payment Received	1	(3,57,507)	(176)	(4,57,507)
15-Jan-18	200000	6th Installment on completion	75	(4,57,507)	(16,921)	(2,57,507)
				Approx Interest Payable	(19,388)	-
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 checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:			Signature of M.D.:			
Date			Date			

APPROVED BY
13 JAN 2018
 SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUT AVENUE		
Buyer Name	MR. EZHARUL HASAN ANSARI & OTHERS		
Flat / Bungalow No.	712	Area	1210
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	27,43,000
B	Add : Stamp duty & registration charges, Mutation exp	1,71,623
C	Add: Service Tax and VAT @ 5.75% on 23,21,000/-	1,33,458
D	Add: GST @ 12% on 4,22,000/--	50,640
E	Total Taxes (B + C + D)	3,55,721
F	Total amount payable (A+E)	30,98,721
G	Total Amount Paid	29,05,000
H	Balance Amount Payable (F-G)	1,93,721

K	Sale Deed Value	27,43,000
L	Construction Contact value	-

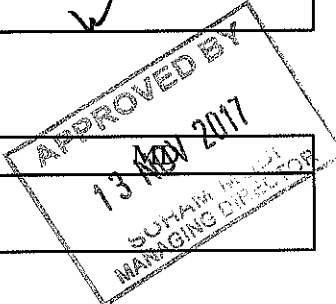
		Total amount	Amount Paid	Chq.ready
M	Housing Loan Sanctioned	22,60,000	20,60,000	2,00,000
N	Own contribution (including taxes)	8,38,721	8,45,000	(6,279)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(6,279)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,00,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	13/11/17	13/11/17	13/11/2017	