

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.	419	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	38.50	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Built-up-area (sft)	840	<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	6'-6" wide corridor & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration (as per declaration form)	19,30,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	155	NA
Sale Deed value	19,30,000/-	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	31.05.2018	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Amar	Approved by (MD)
Sign:	Sign:	Sign:	Sign:
Date: 16/12/16	Date: 16/12/16	Date: 16/12/16	Date: 16 DEC 2016

SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMONT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. NAINA P. ROHRA		
Flat / Bungalow No.	419	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	19,30,000
B	Add : Stamp duty & registration charges, Mutation exp	1,21,112
C	Add: Service Tax & VAT @ 4.5%	29,584
D	Add: GST @ 12%	1,69,860
E	Total Taxes (B + C + D)	3,20,556
F	Total amount payable (A+E)	22,50,556
G	Total Amount Paid	20,49,744
H	Balance Amount Payable (F-G)	2,00,812

K	Sale Deed Value	9,65,000
L	Construction Contact value	9,65,000

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	22,50,556	20,49,744	2,00,812

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		2,00,812	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		-	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

Stampduty Paid by Paramount Estates
on time payment disocunt of Rs.21,600/-

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	21/11/18	21/11/18	21/11/18	

Authorization form for handing over the possession of Flat No. 419

Flat /Villa No.	419
Name of Buyer	NAINA

A.	Total sale consideration.	Rs. 19,30,000	
B.	Less: Discount for on time payments.	Rs. 21,000	
C.	Less: Other discounts	Rs. NIL	
D.	Add: Reg. Charges	Rs. 1,15,812	
E.	Add: VAT	Rs.6,431	
F.	Add: Service Tax	Rs.23,153	
G.	Add: GST	Rs. 1,69,860+1,890=2,30,490	
H.	Add: Extra Specs Charges	Rs. 10,500	
I.	Add: Misc. Charges	Rs. 4,300 + 390 =4,690	
J.	Less: Amount paid	Rs. 22,28,744	
K.	Balance amount Due	Rs.12,592	
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. 7,268 <i>Not finalized</i>
M	Maintenance charges due from	1 st February 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 (rs.7,560) collected		
	Membership fee Rs.50/- collected.		

	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:

<i>K. Krishna Prasad</i> K. Krishna Prasad Date: 17/1/19	<i>Vedavathi</i> Accountant Date: 17/1/19	<i>Samba Siva Rao</i> Samba Siva Rao Date: 17/1/19	<i>Soham Modi</i> APPROVED BY Managing Director Soham Modi Date: 17/1/19 SOHAM MODI MANAGING DIRECTOR
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- 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. 419
 Customer Name NAINA
 Booked by Lakshmi
 Prepared by K.P
 Date 26-12-2018
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
						25,000
09-Aug-16	25000	Booking Amount	10	25,000	123	-
19-Aug-16	-25000	Booking Amount	37	-	-	200,000
25-Sep-16	200000	1st Installment	2	200,000	197	-
27-Sep-16	-200000	Payment received	26	-	-	289,500
23-Oct-16	289500	2nd Installment	2	289,500	286	-
25-Oct-16	-289500	Payment Received	67	-	-	13,028
31-Dec-16	13028	Service Tax for Q3 FY2016-17	90	13,028	578	23,153
31-Mar-17	10125	Service tax Q2 FY 2016-2017.	198	23,153	2,261	(276,847)
15-Oct-17	-300000	Payment Received	1	(276,847)	(137)	(476,847)
16-Oct-17	-200000	Payment Received	11	(476,847)	(2,587)	(684,597)
27-Oct-17	-207750	Payment Received	3	(684,597)	(1,013)	23,153
30-Oct-17	707750	3rd Installment within 7days from compl of slab	62	23,153	708	159,041
31-Dec-17	135888	GST FOR DEC-17	74	159,041	5,804	583,691
15-Mar-18	424650	4th Installment within 7daysfrom compl of brick	21	583,691	6,045	383,691
05-Apr-18	-200000	Payment Received	-	383,691	-	159,041
05-Apr-18	-224650	Payment Received	148	159,041	11,608	169,013
31-Aug-18	9972	GST for Aug	33	169,013	2,751	85,913
03-Oct-18	-83100	Payment Received	48	85,913	2,034	(28,831)
20-Nov-18	-114744	Payment Received	-	(28,831)	-	(233,831)
20-Nov-18	-205000	Payment Received	25	(233,831)	(2,883)	(412,831)
15-Dec-18	-179000	Payment Received	31	(412,831)	(6,311)	(329,731)
15-Jan-19	83100	5th Installment within 7days from compl of floor	75	(329,731)	(12,196)	(129,731)
31-Mar-19	200000	6th Installment - on completion				
Approx Interest Payable					7,268	

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

Charge Interest of Rs. _____ (or) Interest waived
 Allow on-time payment discount (or) Reduce on-time payment discount to Rs. _____

Signature of Manager: _____
 Date _____

Signature of M.D.: _____
 Date _____

APPROVED BY
 18 JAN 2019
 SOHAM MUJI
 MANAGING DIRECTOR