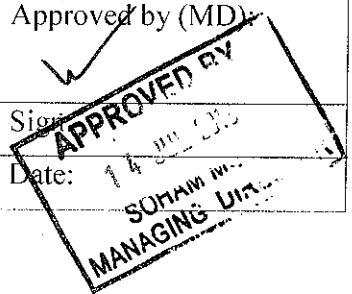


Check List

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.	309	<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	Single	<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	<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	22,02,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	150/-	
Total Discount (in Rs. per sft.)	300/-	
Sale Consideration Calculation	200/-	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	22,02,500/-	<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	31.10.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): Mr. Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 14/7/16	Date: 17/7/16	Date: 14/07/16	Date: 14/07/16



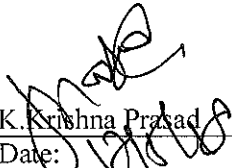
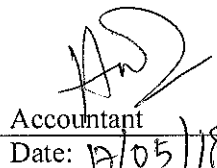
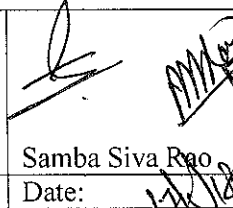
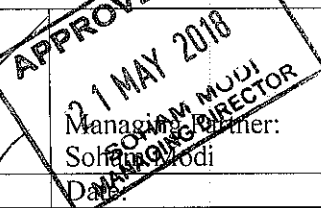
**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	309
Name of Buyer	P.SRIKAR RAO

A.	Total sale consideration.	Rs 22,02,500 ✓
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-Discount not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs.1,32,180 ✓
E.	Add: VAT	Rs. 21,913/- ✓
F.	Add: Service Tax	Rs.78,888 ✓
G.	Add : GST	Rs.53,931 + 1706=55,637
H.	Add: Extra Specs Charges	Rs.9,475 ✓
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690/-
J.	Less: Amount paid	Rs.24,98,632 ✓
K.	Balance amount Due	Rs. 6,621
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 .42,737 - Not finalized
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. 6651 / + 12,000 = 18651 627
O	Tally balance	Rs. 6651 / + 10,000 = 16651
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 <sup>st</sup> 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 Date: 17/05/18	 Accountant Date: 17/05/18	 Samba Siva Rao Date: 17/05/18	 APPROVED BY 21 MAY 2018 Manojam Mudi Sole Managing Director Date: 17/05/18
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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.  
3. Mention details of eligibility of special offers in remarks column.

Interest calculation for delayed payments.						
Project Name	Paramount Avenue					
Flat no.	309					
Customer Name	P.SRIKAR RAO					
Booked by	Lakshmi					
Prepared by	K.P					
Date	17-05-2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
25-Jun-16	25000	Booking Amount	-	-	-	25,000
30-Jun-16	-25000	Booking Amount	5	25,000	62	-
10-Jul-16	200000	1st Installment	10	-	-	2,00,000
14-Jul-16	-200000	Cheque received	4	2,00,000	395	-
25-Jul-16	330375	2nd Installment	11	-	-	3,30,375
15-Aug-16	823563	3rd Installment 7 days from compl of	21	3,30,375	3,421	11,53,938
19-Aug-16	-1153938	Payment Received	4	11,53,938	2,276	-
31-Aug-16	1125	Service Tax Q1	12	-	-	1,125
30-Nov-16	374137	4th Installment 7 days from compl of	91	1,125	50	3,75,262
07-Dec-16	-374137	Payment received	7	3,75,262	1,295	1,125
31-Dec-16	16836	Service Tax for Q3 FY2016-17	24	1,125	13	17,961
31-Mar-17	60927	Service tax Q2 FY 2016-2017.	90	17,961	797	78,888
30-Aug-17	249425	5th Installment within 7 days from cor	152	78,888	5,913	3,28,313
31-Oct-17	29931	GST for Oct-17	62	3,28,313	10,038	3,58,244
01-Nov-17	-254175	Payment received 01.11.17	1	3,58,244	177	1,04,069
31-Dec-17	200000	6th Installment - On Completion	60	1,04,069	3,079	3,04,069
31-Mar-18	24000	GST for March-2018	90	3,04,069	13,496	3,28,069
02-Apr-18	-291382	Payment Received	2	3,28,069	324	36,687
14-Apr-18	132180	Registration Charges	12	36,687	217	1,68,867
20-Apr-18	4300	Registration Doc charges	6	1,68,867	500	1,73,167
28-Apr-18	-200000	pmt recd	8	1,73,167	683	(26,833)
Approx Interest Payable					42,737	
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 checked="" type="checkbox"/> Charge Interest of Rs. <u>10,000/-</u> (or) <input type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager			Signature of M.D.:			
Date			Date			

**APPROVED BY**  
 21 MAY 2018  
 SOHAM MODI  
 MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. PARIMELA SRIKAR RAO		
Flat / Bungalow No.	309	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	22,02,500
B	Add : Stamp duty & registration charges, Mutation exp	1,36,650
C	Add: Service Tax & VAT @ 4.5%	78,888
D	Add: GST @ 12%	53,931
E	Total Taxes (B + C + D)	2,69,469
F	Total amount payable (A+E)	24,71,969
G	Total Amount Paid	22,98,632
H	Balance Amount Payable (F-G)	1,73,337

K	Sale Deed Value	22,02,500
L	Construction Contact value	-

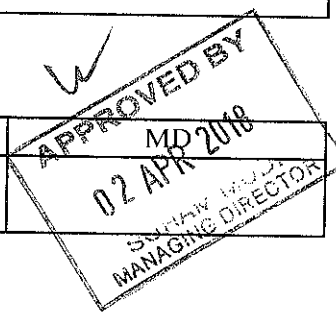
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	19,82,250	17,82,250	2,00,000
N	Own contribution (including taxes)	4,89,719	5,16,382	(26,663)

**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		(26,663)	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		2,00,000	Not required
			Collect cq.at the time of registration
			Security cq.received

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	01/04/18	24/4/18	24/4/18	