

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.	321	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840	<input checked="" 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 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 (as per declaration form)	19,72,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	161	N A	
Sale Deed value	19,72,000/-	<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	30.09.2018	<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 (MD):
Sign:	Sign:	Sign:	Sign:
Date: 30/11/17	Date: 28/11/17	Date: 31/01/17	Date: 11/2/17

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT RESIDENCY		
Buyer Name	MR. BANAGONI SRIKANTH		
Flat / Bungalow No.	321	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	19,72,000
B	Add : Stamp duty & registration charges, Mutation exp	1,22,620
C	Add: Service Tax & VAT @ 4.5%	29,946
D	Add: GST @ 18%	1,74,144
E	Total Taxes (B + C + D)	3,26,710
F	Total amount payable (A+E)	22,98,710
G	Total Amount Paid	20,90,000
H	Balance Amount Payable (F-G)	2,08,710

K	Sale Deed Value	19,72,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned		-	-
N	Own contribution (including taxes)	22,98,710	20,90,000	2,08,710

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
		2,08,710	<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
		-	<input checked="" type="checkbox"/> Not required <input 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>
Date			13/07/19



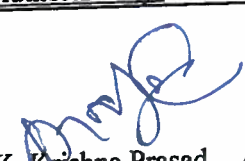
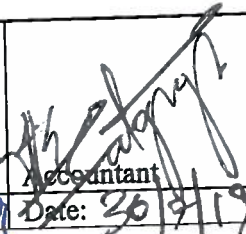


Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat / Villa No.	321
Name of Buyer	BANAGONI SRIKANTH

A.	Total sale consideration.	Rs. 19,72,000/-
B.	Less: Discount for on time payments.	Rs. 22,000/-
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,18,320 + 12 = 1,18,322
E.	Add: VAT	Rs. 4,690
F.	Add: Service Tax	Rs. 23,436
G.	Add: GST	Rs. 1,74,144 + 1,404 = 1,75,548
H.	Add: Extra Specs Charges	Rs. 7,800
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 23,08,306
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 23,820
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 12,203
M	Maintenance charges due from	1 st April 2019
N	Buyer Info database balance	Rs. (23,236)
O	Tally balance	Rs. (23,236)
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 11,340) collected	
	Membership fee Rs.50/- collected.	
	Kindly advise excess amount to Association etc	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	<input checked="" type="checkbox"/>
2.	No Due Certificate signed	<input checked="" type="checkbox"/>
3.	6 PDC for Maintenance Charges collected	<input checked="" type="checkbox"/>
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5.	Corpus fund collected	<input checked="" type="checkbox"/>
6.	VAT / Service Tax charged on other amounts	<input checked="" type="checkbox"/>

Authorized by:

 K. Krishna Prasad Date: 19/7/19	 Accountant Date: 30/8/19	 Samba Siva Rao Date: 31/8/19	 APPROVED BY 31 JUL 2019 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.	321					
Customer Name	Srikanth					
Booked by	Lakshmi					
Prepared by	K.P					
Date	19-07-2019					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
						50,000
04-Jan-17	50000	Booking Amount	-	-	-	-
04-Jan-17	-50000	Booking Amount	-	50,000	-	(175,000)
07-Jan-17	-175000	Payment Received	3	-	-	25,000
19-Jan-17	200000	1st Installment	12	(175,000)	(1,036)	320,800
04-Feb-17	295800	2nd Installment	16	25,000	197	225,000
04-Feb-17	-95800	Payment Received	-	320,800	-	25,000
06-Feb-17	-200000	Payment received	2	225,000	222	(175,000)
09-Feb-17	-200000	Payment Received	3	25,000	37	(151,564)
31-Mar-17	23436	Service Tax for Q4 FY2016	50	(175,000)	(4,315)	(301,564)
13-Aug-17	-150000	Payment Received	135	(151,564)	(10,090)	(215,992)
31-Aug-17	85572	GST FOR AUG-17	18	(301,564)	(2,677)	497,108
05-Sep-17	713100	3rd Installment within 7d	5	(215,992)	(533)	397,108
08-Sep-17	-100000	Payment Received	3	497,108	735	247,108
14-Sep-17	-150000	Payment Received	6	397,108	1,175	197,108
06-Oct-17	-50000	Payment received	22	247,108	2,681	97,108
06-Oct-17	-100000	Payment received	-	197,108	-	27,108
23-Oct-17	-70000	Payment received	17	97,108	814	454,968
31-Dec-17	427860	4th Installment with In 7d	69	27,108	922	509,311
31-Dec-17	54343	GST FOR DEC-17	-	454,968	-	459,311
07-Mar-18	-50000	Payment Received	66	509,311	16,577	359,311
07-Mar-18	-100000	Payment Received	-	459,311	-	259,311
08-Mar-18	-100000	Payment Received	1	359,311	177	109,311
09-Apr-18	-150000	Payment Received	32	259,311	4,092	119,540
31-Jul-18	10229	GST for July 18	113	109,311	6,091	44,540
03-Oct-18	-75000	Payment Received	64	119,540	3,773	(30,460)
03-Oct-18	-75000	Payment Received	-	44,540	-	(89,660)
05-Oct-18	-59200	Payment Received	2	(30,460)	(30)	(229,660)
22-Dec-18	-140000	Payment Received	78	(89,660)	(3,449)	(144,420)
10-Feb-19	85240	5th Installment within 7d	50	(229,660)	(5,663)	55,580
28-Feb-19	200000	6th Installment - Complete	18	(144,420)	(1,282)	(62,740)
16-Jul-19	-118320	Payment Received	138	55,580	3,782	-
				Approx Interest Payable	12,203	

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. _____

Signature of Manager:

Signature of M.D.:

Date:

Date:

APPROVED BY
 19 JUL 2019
 SOHAM MODI
 MANAGING DIRECTOR