

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.	326	<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 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 & Staircase	<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)	20,77,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	165	N A	
Sale Deed value	20,77,000/-	<input checked="" 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	31.10.2018	<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: 3/5/17	Date: 03/05/17	Date: 03/05/17	Date: 04 MAY 2017

APPROVED FOR CONSTRUCTION
04 MAY 2017
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARMAOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. VEENA RANI		
Flat / Bungalow No.	326	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	20,77,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	75,140
D	Add: GST @ 12%	92,427
E	Total Taxes (B + C + D)	1,72,067
F	Total amount payable (A+E)	22,49,067
G	Total Amount Paid	19,40,842
H	Balance Amount Payable (F-G)	3,08,225

K	Sale Deed Value	20,77,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	16,00,000	12,82,000	3,18,000
N	Own contribution (including taxes)	6,49,067	6,58,842	(9,775)

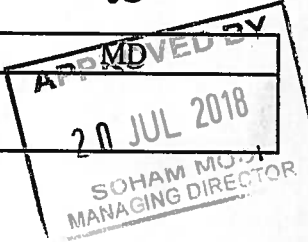
Security Cheque Details:

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
		(9,775)	<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
		3,18,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

Mutation D. D. obtained by Customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date		22/07/18	20/07/18	


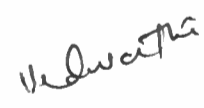


Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	326
Name of Buyer	VEENA RANI

A.	Total sale consideration.	Rs 20,77,000/-
B.	Less: Discount for on time payments.	Rs. 21,000/-
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 92,427 Paid by customer 1,24,620
E.	Add: VAT	Rs. 16,335 X
F.	Add: Service Tax	Rs.58,805
G.	Add : GST	Rs. 92,427 +1,350=93,777
H.	Add: Extra Specs Charges	Rs.7,500
I.	Add: Misc. Charges	Rs.4,300 +390 = 4,690
J.	Less: Amount paid	Rs 23,83,462
K.	Balance amount Due	Rs. 21,735
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs .(17,035)
M	Maintenance charges due from	1 st December '18
N	Buyer Info database balance	Rs. 21735
O	Tally balance	Rs. 21735
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 Dec'18)	
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: 3/11/18	 Accountant Date: 5/11/18	 Samba Siva Rao Date: 5/11/18	 Managing Partner: Soham Modi Date: 15 NOV 2018 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.
3. Mention details of eligibility of special offers in remarks column.

Project Name	Paramount Avenue					
Flat no.	326					
Customer Name	Veena Rani					
Booked by	Gopal					
Prepared by	K.P					
Date	03-11-2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
29-Mar-17	25000	Booking Amount	-	-	-	25,000
31-Mar-17	1125	Service Tax for Q4 FY2016-17	2	25,000	25	26,125
31-Mar-17	-25000	Payment Received	-	26,125	-	1,125
13-Apr-17	200000	1st Installment	13	1,125	7	2,01,125
24-Apr-17	-200000	Payment Received	11	2,01,125	1,091	1,125
27-Apr-17	-311550	Payment Received	3	1,125	2	(3,10,425)
28-Apr-17	311550	2nd Installment	1	(3,10,425)	(153)	1,125
31-May-17	770225	3rd Installment - within 7days from compl of sla	33	1,125	18	7,71,350
23-Jun-17	-770225	Payment Received	23	7,71,350	8,749	1,125
30-Jun-17	57680	Service Tax for FY 2017-18	7	1,125	4	58,805
31-Aug-17	3000	GST FOR AUG-17	62	58,805	1,798	61,805
06-Oct-17	-462000	Payment Received	36	61,805	1,097	(4,00,195)
17-Nov-17	462135	4th Installment - within 7days from compl of bri	42	(4,00,195)	(8,289)	61,940
30-Nov-17	55456	GST FOR NOV-17	13	61,940	397	1,17,396
16-Jul-18	-172067	Payment Received	228	1,17,396	13,200	(54,671)
21-Jul-18	4300	Registration Mis Doct chrg	5	(54,671)	(135)	(50,371)
21-Jul-18	124620	Registration chg	106	(50,371)	(2,633)	74,249
24-Jul-18	-124620	Payment Received dt. 24.7.18	106	74,249	3,881	(50,371)
31-Jul-18	12971	GST for July 18	106	(50,371)	(2,633)	(37,400)
27-Sep-18	-318000	payment Received	106	(37,400)	(1,955)	(3,55,400)
30-Oct-18	108090	5th Installment - within 7days from compl of flo	106	(3,55,400)	(18,578)	(2,47,310)
01-Dec-18	200000	6th Installment - On completion	106	(2,47,310)	(12,928)	(47,310)
					Approx Interest Payable	(17,035)

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:

Signature of M.D.:

Date

Date

APPROVED BY
 06 NOV 2018
 SUSHM MODI
 MANAGING DIRECTOR