

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VOC	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Sri Venkataramana Constructions & Others	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	26	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	180	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1940	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi Deluxe <input checked="" type="checkbox"/> Deluxe	<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 / plot	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Plot no 27	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot no 25	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Plot no 50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	61,50,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	119	N A	
Discount (in Rs. per sft.)	310/-	N A	
On time payment discount ((in Rs. per sft.)	110/-		
Total Discount (in Rs. per sft.)	310/- Plus P.T.		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2460000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	3690000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Agr. for Development charges 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	31.03.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Rambabu</i>	Sign: <i>S. Rajan</i>	Sign:
Date: <i>12/4/16</i>	Date:	Date: <i>10/10/16</i>	Date:

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Authorization form for handing over the possession of Villa in 'Villa Orchids'

Villa No.	26
Name of Buyer	Mr. A. Vinod Kumar

A.	Total sale consideration.	Rs. 61,50,000/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 3,69,100/- + 6,200/- (GHMC mutation)
E.	Add: VAT	Rs. 76,875/-
F.	Add: Service Tax	Rs. 2,76,750/- + 3,811/- (GST on extra specs)
G.	Add: Extra Specs Charges	Rs. 21,173/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,300/-
I.	Less: Amount paid	Rs. 68,84,475/-
J.	Balance amount Due	Rs. 24,734/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 1,00,000/- <i>For m/s Account</i>
M.	Maintenance charges due from	9
N.	Buyer Info database balance	Rs. <i>Rs. 24,734/-</i>
O.	Tally balance	Rs. —
P.	Remarks:	
	Corpus fund Rs.30,000/- to be collected.	
	Maintenance charges @ Rs. 2,500/- to be collected for initial six months	
	Membership fee Rs.50/- collected.	

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

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	Managing Partner: Soham Modi
Date: <i>20/8/17</i>	Date: <i>20/8/17</i>	Date: <i>20/8/17</i>	Date:

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: Villa Orchids

Flat no.: 26

Customer Name : Alladi Vinod Kumar

Booked by: Suresh

Prepared by: Pavan

Date: 28.08.2017

Sign:

Interest rate: 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
13-Feb-16	25000	Booking amount	-	-	-	25,000
28-Feb-16	200000	1st installment	15	25,000	185	225,000
02-Mar-16	-25000	chq recd	3	225,000	333	200,000
02-Mar-16	-200000	chq recd	-	200,000	-	-
13-Mar-16	922000	2nd installment	11	-	-	922,000
12-Jul-16	-300000	payment recd	121	922,000	55,017	622,000
31-Jul-16	-200000	chq recd	19	622,000	5,828	422,000
28-Sep-16	-500000	chq recd	59	422,000	12,278	(78,000)
13-Oct-16	1440000	on completion of footings & plin	15	(78,000)	(577)	1,362,000
13-Nov-16	1440000	on completion of RCC works	31	1,362,000	20,822	2,802,000
11-Jan-17	-1000000	chq recd	59	2,802,000	81,527	1,802,000
12-Jan-17	-100	payment recd (trf on 12.1.17)	1	1,802,000	889	1,801,900
18-Jan-17	-299900	payment recd	6	1,801,900	5,332	1,502,000
10-Feb-17	-2464000	payment recd	23	1,502,000	17,036	(962,000)
15-Mar-17	962000	on completion of civil works	33	(962,000)	(15,656)	-
28-Mar-17	-536000	payment recd	13	-	-	(536,000)
10-Apr-17	961000	on completion of flooring doors	13	(536,000)	(3,436)	425,000
17-Apr-17	-600000	payment recd	7	425,000	1,467	(175,000)
17-Apr-17	-134275	payment recd neft on 17.4.17	-	(175,000)	-	(309,275)
23-May-17	-600000	payment recd	36	(309,275)	(5,491)	(909,275)
25-May-17	-25200	payment recd	2	(909,275)	(897)	(934,475)
10-Jun-17	200000	on completion	16	(934,475)	(7,373)	(734,475)

(734475)

Approx Interest Payable

167,284

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. 100,000/- (or) Interest waived

Allow on-time payment discount (or) Reduce on-time payment discount to Rs. 4.11

Signature of Manager:

Date :

Signature of M.D.

Date

APPROVED BY
30 AUG 2017
SOHAN MOJIB
MANAGING DIRECTOR