

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 type="checkbox"/> Yes <input type="checkbox"/> No	
Plot no.	54	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	180	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1940	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi Deluxe <input type="checkbox"/> Deluxe	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input 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. 55	<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	Plot no. 53	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	30' wide road	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Plot no. 77	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	43,80,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)		N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)			
Sale consideration calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	17,52,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land Value	26,28,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	2640000	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	01.03.2016	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (vineela)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved by(MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:	Sign:
Date: 22/1/16	Date: 22/1/16	Date:	Date:

APPROVED BY
 1 FEB 2016
 SOHAM MOJI
 MANAGING DIRECTOR

agr sent to Rameddy on 3/2/16

Stamp duty, registration charges, service tax & VAT calculator				
Project: Villa Orchids				
Date:				
S No.	Registration type	Amount	Units	Formula
	Villa No.	54		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,940	sft	
B	Land area	180.00	sq yds	
C	Total Sale Consideration	4,380,000	Rs.	
D	Registrars value of land	720,000	Rs.	B X Land Rate
E	Registrars Const. Value	1,474,400	Rs.	A X Const. rate
F	Registrars Total Value	2,194,400	Rs.	D + E
G	Sale Deed Amount	4,380,000	Rs.	Percentage of C or F for semi finished, else C
H	Construction Contract Amount	-	Rs.	C - G
I	Reg. Charges	267,800	Rs.	G X rate + H X rate + incidental charges
J	Service tax	153,300	Rs.	C @ rate
K	VAT	54,750	Rs.	C X rate
L	Total Taxes	475,850	Rs.	I + J + K
M	Total Tax Percentage	10.86	%	L/C X 100
Notes				
1	Registrars rates and other values:			
	Land	4,000	Rs. per sq. yd.	
	Construction	760	Rs. per sft	
	Stamp duty & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	1.00	percent	on agr. of const.
	Incidental charges - sale deed	5,000	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Sale deed ratio	100	percent	
	Service tax	3.50	percent	under const. of complex services
	Service tax - Const complex servic	5.60	percent	under works contract
	VAT	1.25	percent	
2	Estimate as per prevailing rates that are subject to change.			
3	Applicability of service tax / VAT may differ from case to case.			
4	Some nationalized banks require registration of construction contract.			

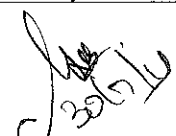
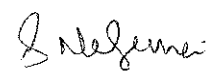


Authorization form for handing over the possession of Flat in 'Villa Orchids'

Flat No.	54
Name of Buyer	Mr MH Kumar

A.	Total sale consideration.	Rs. 43,80,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,62,900/-+Rs. 4,430/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 1,06,461/- (GST)
F.	Add: Service Tax	Rs. 1,57,177
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,300/-
I.	Less: Amount paid	Rs. 49,04,530/-
J.	Balance amount Due	Rs. 11,738/-
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. —
L.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. —
M.	Maintenance charges due from	99
N.	Buyer Info database balance	Rs. 11,738 ✓
O.	Tally balance	Rs. —
P.	Remarks:	
	Corpus Fund Rs.30,000/- to be collected	
	Maintainance charges @Rs.2500/- to be collected for initial six months	
	Membership fee Rs.50/- to be collected	10/2017 to 8/18 = 2500/11 = 27500/- @ 2500/-

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:

 G. B. Ram Babu Date: 31/8/18	 Accountant Date: 31/8/18	 Samba Siva Rao Date: 31/8/18	 Managing Partner: Soham Modi Date: 07/08/2018
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APPROVED BY
SOHAM MODI
MANAGING DIRECTOR
07/08/2018

- 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. 54

Customer Name : Mr MH Kumar

Booked by Suresh

Prepared by Pavan

Date 30.07.2018

Sign

Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
19-Feb-15	25000	Booking amount	-	-	-	25,000
19-Feb-15	-650000	payment recd	-	25,000	-	(625,000)
19-Feb-15	-25000	payment recs	-	(625,000)	-	(650,000)
28-Feb-15	-100000	payment recd	9	(650,000)	(2,885)	(750,000)
03-Mar-15	-200000	payment recd	3	(750,000)	(1,110)	(950,000)
05-Mar-15	200000	1st installment	2	(950,000)	(937)	(750,000)
07-Mar-15	-100000	cash deposit by customer	2	(750,000)	(740)	(850,000)
07-Mar-15	-100000	payment recd	-	(850,000)	-	(950,000)
09-Mar-15	-200000	payment recd (cash deposi	2	(950,000)	(937)	(1,150,000)
12-Mar-15	-100000	payment recd 12.3.15	3	(1,150,000)	(1,701)	(1,250,000)
17-Mar-15	-25000	payment recd SVRC Jv no	5	(1,250,000)	(3,082)	(1,275,000)
30-Mar-15	-100000	payment recd 30.3.2015	13	(1,275,000)	(8,174)	(1,375,000)
30-Mar-15	-100000	cash deposit by customer	-	(1,375,000)	-	(1,475,000)
04-Apr-15	650000	2nd installment	5	(1,475,000)	(3,637)	(825,000)
04-Apr-15	-100000	cash deposit by customer	-	(825,000)	-	(925,000)
06-Apr-15	-100000	cash deposit by customer	2	(925,000)	(912)	(1,025,000)
09-Apr-15	-100000	payment recd(9.4.15)	3	(1,025,000)	(1,516)	(1,125,000)
13-Apr-15	-50000	payment recd	4	(1,125,000)	(2,219)	(1,175,000)
17-Apr-15	-100000	payment recd	4	(1,175,000)	(2,318)	(1,275,000)
20-Apr-15	-100000	payment recd	3	(1,275,000)	(1,886)	(1,375,000)
20-Apr-15	-100000	payment recd	-	(1,375,000)	-	(1,475,000)
27-Apr-15	-100000	payment recd	7	(1,475,000)	(5,092)	(1,575,000)
27-Apr-15	-100000	payment recd	-	(1,575,000)	-	(1,675,000)
06-Nov-15	826000	on completion of footings :	193	(1,675,000)	(159,423)	(849,000)
20-Feb-16	826000	on completion of RCC work	106	(849,000)	(44,381)	(23,000)
07-Jun-16	-200000	chq recd	108	(23,000)	(1,225)	(223,000)
15-Jul-16	826000	on completion of civil work	38	(223,000)	(4,179)	603,000
14-Oct-16	-200000	chq recd	91	603,000	27,061	403,000
30-Oct-16	827000	on completion of flooring,	16	403,000	3,180	1,230,000
24-Jan-17	-400000	chq recd	86	1,230,000	52,165	830,000
08-May-17	-300000	payment recd	104	830,000	42,569	530,000
09-Dec-17	-200000	payment recd	215	530,000	56,195	330,000
31-Dec-17	200000	on completion	22	330,000	3,580	530,000
27-Feb-18	-200000	payment recd 4.1.2018	58	530,000	15,159	330,000
30-Jul-18	-330000	amount received	153	330,000	24,899	-
	0				Approx Interest Payable	(21,546)

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:

Date :

Signature of M.D.:

Date :

APPROVED BY
08 AUG 2018
SOHAM MODI
MANAGING DIRECTOR