

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.	118	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	200	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Boundaries: North	villa no.117	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
South	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	villa no.105	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	30' wide road	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	6656000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	122	N A
Discount (in Rs. per sft.)	200/- per sft	N A
On time payment discount ((in Rs. per sft.)	200/- per sft	
Total Discount (in Rs. per sft.)	200/- per sft	
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	2642400	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land Value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	3993600	<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	30.06.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (vineela)	Checked by (G. B. Rambabu):	Checked by (Accountant):	Approved (MD)
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:	APPROVED BY
Date: 2/6/2016	Date: 2/6/16	Date:	Date: 2 JUN 2016
			SOHAM M... MANAGING DIR...

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

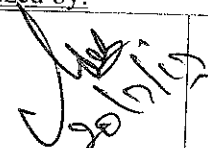
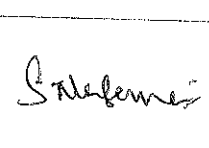
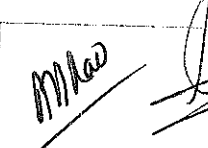

Villa No.	118
Name of Buyer	Mr. Anil Kumar Amballa

A.	Total sale consideration.	Rs.66,56,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 3,99,560/- + 6,656/- (GHMC mutation)
E.	Add: VAT	Rs. 83,200/-
F.	Add: Service Tax	Rs. 2,99,520/-
G.	Add: Extra Specs Charges	Rs. -83,574/-
H.	Add: Misc. Charges	Rs. 5,300/-
I.	Less: Amount paid	Rs. 74,03,000/-
J.	Balance amount Due	Rs.
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 36,338/-
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. (36,338) →
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus fund Rs.30,000/- to be collected	① VILLA ORCHIDS OWNERS ASSN.
	Maintenance charges @ Rs.2,500/- to be collected for initial six months.	15000+50:15050-②
	Membership fee of Rs.50/- to be collected.	

Subject to approval
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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	Accountant	Samba Siva Rao	Managing Partner SOHAM MODI
Date:	Date: 21/7/17	Date: 21/7/17	Date:

APPROVED FOR CONSTRUCTION
24 JUL 2017
SOHAM MODI
MANAGING DIRECTOR

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. 118
 Customer Name : A. Anil Kumar
 Booked by Vasundhara
 Prepared by Pavan
 Date 24.07.2017
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
05-May-16	25000	Booking amount	-	-	-	25,000
17-May-16	-225000	chq recd	12	25,000	148	(200,000)
20-May-16	200000	1st installment	3	(200,000)	(296)	-
23-May-16	-998000	chq recd	3	-	-	(998,000)
05-Jun-16	998000	2nd installment	13	(998,000)	(6,398)	-
05-Aug-16	1580000	on completion of footings & plin	61	-	-	1,580,000
05-Nov-16	1600000	on completion of rcc works	92	1,580,000	71,684	3,180,000
12-Nov-16	-580000	payment recd	7	3,180,000	10,978	2,600,000
02-Dec-16	-500000	chq recd	20	2,600,000	25,644	2,100,000
02-Dec-16	-200000	chq recd	-	2,100,000	-	1,900,000
14-Dec-16	-300000	chq recd	12	1,900,000	11,244	1,600,000
03-Mar-17	-200000	payment recd	79	1,600,000	62,334	1,400,000
03-Mar-17	-300000	payment recd	-	1,400,000	-	1,100,000
03-Mar-17	-300000	payment recd	-	1,100,000	-	800,000
03-Mar-17	-200000	payment recd	-	800,000	-	600,000
08-Apr-17	1075000	on completion of civil works	36	600,000	10,652	1,675,000
09-May-17	-450000	payment recd	31	1,675,000	25,607	1,225,000
09-May-17	-50000	payment recd	-	1,225,000	-	1,175,000
15-May-17	978000	on completion of flooring, doors	6	1,175,000	3,477	2,153,000
31-May-17	-3100000	payment recd	16	2,153,000	16,988	(947,000)
15-Jul-17	200000	on completion	45	(947,000)	(21,016)	(747,000)
	(747000)			Approx Interest Payable	211,046	

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. 50,000 (or) Interest waived

Allow on-time payment discount of Rs. 20,000 (or) Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Date :

APPROVED BY
 Signature of M.D.:
 Date 27 JUL 2017
 SOHAM MODI
 MANAGING DIRECTOR