

Check List

Items to be checked	Mention details here		Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	PARAMOUNT ESTATES		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	214		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	24.75		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	540		<input 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 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	Check with booking form.		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
East	Staircase		<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	13,49,000/-		<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.			N A	
Sale Deed value	13,49,000/-		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract 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	30-09-2018		<input 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):	AOS signed by Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 28/7/18	Date: 28/7/18	Date: 28/7/18	Date: 28/7/18	Date: 30.7.18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. PRODIP KUMAR MONDAL		
Flat / Bungalow No.	214	Area	540.00
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	13,49,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,500
F	Total amount payable (A+E)	13,53,500
G	Total Amount Paid	13,49,000
H	Balance Amount Payable (F-G)	4,500

K	Sale Deed Value	13,49,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	13,53,500	13,49,000	4,500

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Own contribution		4,500	<input checked="" type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

# GST not Applicable
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		16/08/18	

**APPROVED BY**  
 SOHAM MONDAL  
 MANAGING DIRECTOR  
 16 AUG 2018



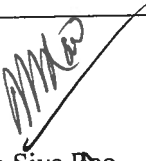

**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	214
Name of Buyer	PRODIP

A.	Total sale consideration.	Rs.13,49,000/- ✓
B.	Less: Discount for on time payments.	Rs.NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs.NA OC Date 16/3/18
G.	Add : GST	Rs. 1026
H.	Add: Extra Specs Charges	Rs.5,700
I.	Add: Misc. Charges	Rs.4,300 +390 = 4,690
J.	Less: Amount paid	Rs 13,49,000/-
K.	Balance amount Due	Rs. <del>(11,026)</del> 11,416/-
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs .3,625/-
M	Maintenance charges due from	1 <sup>st</sup> December '18
N	Buyer Info database balance	Rs. 11,416/-
O	Tally balance	Rs. 11,416/-
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee 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 <sup>st</sup> 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: 21/11/18	 Accountant Date: 26/11/18	 Samba Siva Rao Date: 26/11/18	 Managing Partner: Soham Modi Date: 06 DEC 2018
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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. 214  
 Customer Name Pradip kumar  
 Booked by Gopal  
 Prepared by K.P  
 Date 21-11-2018  
 Sign  
 Interest rate 18.00 % p.a

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
					-	25,000
19-May-18	25000	Booking Amount	-	-	-	-
29-May-18	-25000	Booking Amount	10	25,000	123	-
04-Jun-18	200000	1st Installments	6	-	-	2,00,000
06-Jun-18	-200000	Payment Received	2	2,00,000	197	-
19-Jun-18	202350	2nd Installment	13	-	-	2,02,350
28-Jun-18	-202350	Payment Received	9	2,02,350	898	-
04-Jul-18	460825	3rd Installment	6	-	-	4,60,825
08-Aug-18	721650	Payment Received	35	4,60,825	7,954	(2,60,825)
20-Aug-18	-150000	Payment Received	12	(2,60,825)	(1,544)	(4,10,825)
30-Aug-18	260825	4th Installment - within 7days from compl of bir	10	(4,10,825)	(2,026)	(1,50,000)
15-Sep-18	4300	Mis Reg Doct Chrgs	16	(1,50,000)	(1,184)	(1,45,700)
30-Sep-18	200000	5th Installment	15	(1,45,700)	(1,078)	54,300
07-Oct-18	-50000	Payment Received	7	54,300	187	4,300
21-Nov-18	-4300	Payment receivable	45	4,300	95	-
Approx Interest Payable					3,625	

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**  
 06 DEC 2018  
 SUHAM MOJI  
 MANAGING DIRECTOR