

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	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Flat no.	816	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Land area (sq. yds.)	24.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Built-up-area (sft)	540	<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 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
South	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
West	Lift & 6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Total sale Consideration (as per declaration form)	(14,72,000/-) 12,72,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	185	N A		
Sale Deed value	(14,72,000/-) 12,72,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Construction contract 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	31-08-2018	<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):	AOS signed by Gaurgang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date: 23/4/18	Date: 23/4/18	Date: 23/04/18	Date: 23/4/18	Date: 24-4-18

APPROVED BY
23 APR 2018
GAURANG MODI
MANAGING DIRECTOR

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of 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	MRS. KALUDE VIMALA		
Flat / Bungalow No.	816	Area	540.00
Land Area	24.75		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	12,72,000
B	Add : Stamp duty & registration charges, Mutation exp	80,820
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	1,52,640
E	Total Taxes (B + C + D)	2,33,460
F	Total amount payable (A+E)	15,05,460
G	Total Amount Paid	15,00,960
H	Balance Amount Payable (F-G)	4,500

K	Sale Deed Value	12,72,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	15,05,460	15,00,960	4,500

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		4,500	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	25/07/18		25/07/18



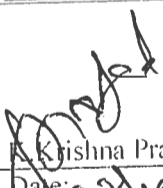


Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	816
Name of Buyer	VIMALA

A.	Total sale consideration.	Rs 12,72,000/-
B.	Less: Discount for on time payments.	Rs. 13,500
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 76,320
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add : GST	Rs. 1,52,640 +2,844=1,55,484
H.	Add: Extra Specs Charges	Rs.15,800
I.	Add: Misc. Charges	Rs.390
J.	Less: Amount paid	Rs. 15,00,960/-
K.	Balance amount Due	Rs.5,534
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. (69,205)
M	Maintenance charges due from	1 st December 18
N	Buyer Info database balance	Rs. 5534
O	Tally balance	Rs. 5534
P	Remarks: Corpus fund Rs.15,000/- & advance 6 months maintenance charges @ Rs.1.50per sqft per month -Rs.4,860/- & Membership fee Rs.50/-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 December 2018)	✓
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:

 Krishna Prasad Date: 31/10/18	 Accountant Date: 31/10/18	 Samba Siva Rao Date: 31/10/18	APPROVED BY 02 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. 816
 Customer Name Vimala
 Booked by Gopal
 Prepared by K.P
 Date 06-10-2018
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym Remarks	Days	Principal	Interest	Balance
01-Apr-18	25000 Booking Amount	-	-	-	25,000
03-Apr-18	-25000 booking amount	2	25,000	25	-
12-Apr-18	-100000 Payment Received	9	-	-	(1,00,000)
12-Apr-18	-100000 Payment Received	-	(1,00,000)	-	(2,00,000)
15-Apr-18	200000 1st Installment	3	(2,00,000)	(296)	-
30-Apr-18	220800 2nd Installment	15	-	-	2,20,800
30-Apr-18	27000 GST for April-2018	-	2,20,800	-	2,47,800
03-May-18	-220800 Payment Received	3	2,47,800	367	27,000
15-May-18	513100 3rd Installment within 7 days of completing slab	12	27,000	160	5,40,100
24-May-18	-300000 Payment Received	9	5,40,100	2,397	2,40,100
24-May-18	-263100 Payment Received	-	2,40,100	-	(23,000)
24-May-18	-250000 Payment Received	-	(23,000)	-	(2,73,000)
31-May-18	26496 GST for May-18	7	(2,73,000)	(942)	(2,46,504)
08-Jun-18	-13100 Payment Received 08 06 2018	8	(2,46,504)	(973)	(2,59,604)
15-Jun-18	107860 4th Installment within 7 days of cmpltng brick w	7	(2,59,604)	(896)	(1,51,744)
05-Jul-18	-152640 Payment Received	20	(1,51,744)	(1,197)	(3,04,384)
05-Jul-18	-76320 Payment Received	106	(3,04,384)	(15,911)	(3,80,704)
31-Jul-18	74515 GST for July 18	106	(3,80,704)	(19,901)	(3,06,189)
25-Sep-18	5240 5th Installment within 7 days of cmpltng floorng	106	(3,06,189)	(16,006)	(3,00,949)
30-Oct-18	200000 on completion	106	(3,00,949)	(15,732)	(1,00,949)
				Approx Interest Payable	(69,205)

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
 02 NOV 2018
 SOHAM MODI
 MANAGING DIRECTOR