

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	M/s. Paramount Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	410	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1010	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
East	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration (as per declaration form)	21,51,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	132	NA
Sale Deed value	21,51,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	152	<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	30.11.2017	<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 (M...)
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 30/8/16	Date: 30/8/16	Date: 30/8/16	Date: 30/8/16

APPROVED BY
 30 AUG 2016
 SOHAM MOJI
 MANAGING DIRECTOR

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


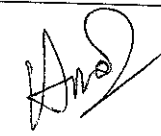
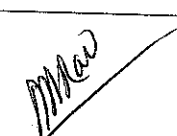
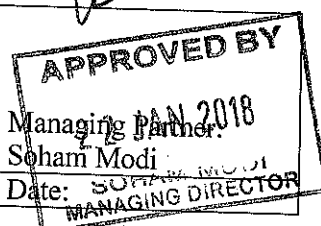
Villa / Flat No.	410
Name of Buyer	SURENDER SINGH

A.	Total sale consideration.	Rs 21,51,500 ✓
B.	Less: Discount for on time payments.	Rs. 50,500/- ✓
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs.1,29,120 ✓
E.	Add: VAT	Rs. 26,894/- ✓
F.	Add: Service Tax	Rs.91,608 /- ✓
G.	Add : GST	Rs.13,891 + 6,766 =20,657 ✓
H.	Add: Extra Specs Charges	Rs. 37,591/- ✓
I.	Add: Misc. Charges	Rs.4,300 +390=4,690 ✓
J.	Less: Amount paid	Rs.24,17,000/- ✓
K.	Balance amount Due	Rs. (-)5,440/- ✓
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.5,440/-
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.(1,161)
M	Maintenance charges due from	1 st February 2018
N	Buyer Info database balance	Rs. - 5,440/- ✓
O	Tally balance	Rs. 5,440/- ✓
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected.	

Subject to approval

	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 February 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:

 K. Krishna Prasad Date: 22/11/18	 Accountant Date: 22/11/18	 Samba Siva Rao Date: 22/11/18	 APPROVED BY Managing Partner Soham Modi Date: 22/11/18 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.: 410
Customer Name: Surender
Booked by: Gopal
Prepared by: K.P
Date: 16-08-2017
Sign: _____
Interest rate: 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Jun-16	25000	Booking Amont	-	-	-	25,000
30-Jun-16	-25000	Booking Amount	-	-	-	-
15-Jul-16	200000	1st Installment	-	25,000	-	-
29-Jul-16	322725	2nd Installment	15	-	-	2,00,000
05-Aug-16	-120000	Payment Received	14	2,00,000	1,381	5,22,725
31-Aug-16	1125	Service Tax Q1	7	5,22,725	1,804	4,02,725
02-Sep-16	-80000	Payment Received Throug Web Site	26	4,02,725	5,164	4,03,850
26-Sep-16	-775000	Payment Received	2	4,03,850	398	3,23,850
24-Nov-16	801887	3rd Installment within 7 days from compl of slab	24	3,23,850	3,833	(4,51,150)
31-Jan-17	-570200	Payment Received	59	(4,51,150)	(13,127)	3,50,737
31-Mar-17	25659	Service Tax for Q4 FY2016-17	68	3,50,737	11,762	(2,19,463)
31-Mar-17	43875	Service tax Q2 FY 2016-2017.	59	(2,19,463)	(6,385)	(1,93,804)
10-Apr-17	481132	4th Installment within 7days from compl of brick	-	(1,93,804)	-	(1,49,929)
18-Apr-17	-260544	Pament Received	10	(1,49,929)	(739)	3,31,203
20-Jun-17	-100000	Payment Received	8	3,31,203	1,307	70,659
20-Jun-17	-80000	Payment Received	63	70,659	2,195	(29,341)
20-Jun-17	-25000	Payment Received	-	(29,341)	-	(1,09,341)
30-Jun-17	20949	Service Tax for Q1	-	(1,09,341)	-	(1,34,341)
30-Jun-17	26894	VAT	10	(1,34,341)	(663)	(1,13,392)
05-Jul-17	129120	Registration Exp.	-	(1,13,392)	-	(86,498)
05-Jul-17	4300	Registration doc charges	5	(86,498)	(213)	42,622
11-Oct-17	-294256	Payment received	-	42,622	-	46,922
30-Nov-17	120756	5th installment within 7days compl of plastering	63	46,922	1,458	(2,47,334)
31-Dec-17	200000	On Completion	63	(2,47,334)	(7,684)	(1,26,578)
03-Jan-18	-87000	Payment Received	63	(1,26,578)	(3,933)	73,422
			63	73,422	2,281	(13,578)
					Approx Interest Payable	(1,161)

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. _____ (or) Interest waived

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

Signature of Manager:

Date:

Signature:

Date:

APPROVED BY
A.P.D.
22 JAN 2018
SOMALU, M.D.
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. USHA RAWAT CHOUHAN		
Flat / Bungalow No.	410	Area	1010
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	21,51,500
B	Add : Stamp duty & registration charges and mutation exp	1,33,390
C	Add: Service Tax @4.5%	96,818
D	Add: VAT @1.25%	26,894
E	Total Taxes (B + C + D)	2,57,101
F	Total amount payable (A+E)	24,08,601
G	Total Amount Paid	20,35,744
H	Balance Amount Payable (F-G)	3,72,857

I	Sale Deed Value	21,51,500
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	19,00,000	13,45,200	5,54,800
L	Own contribution (including taxes)	5,08,601	6,90,544	(1,81,943)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		(1,81,943)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		3,72,857	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

~~Registration charges and stamp duty~~

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	22/06/17	22/06/17	23/06/17

APPROVED BY
23 JUN 2017
SOHAM MODI
MANAGING DIRECTOR