

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.	415	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1210	<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 type="checkbox"/> Luxury	<input checked="" 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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<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)	27,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	155	N A	
Sale Deed value	27,00,000/-	<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	31.03.2018	<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):
Sign: <i>V.R.</i>	Sign: <i>K.K.P.</i>	Sign: <i>Amar</i>	Sign: <i>[Signature]</i>
Date: 12/9/16	Date: 12/9/16	Date: 12/09/16	Date: <i>[Signature]</i>

APPROVED BY
12 SEP 2016
SOHAM MULLI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. MOHD MISBAHUDDIN - T. GIRIDHARA GOPALA		
Flat / Bungalow No.	415	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	27,00,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	76,475
D	Add: GST @ 12%	1,64,400
E	Total Taxes (B + C + D)	2,45,375
F	Total amount payable (A+E)	29,45,375
G	Total Amount Paid	30,29,000
H	Balance Amount Payable (F-G)	(83,625)

K	Sale Deed Value	27,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	29,45,375	30,29,000	(83,625)

Security Cheque Details:

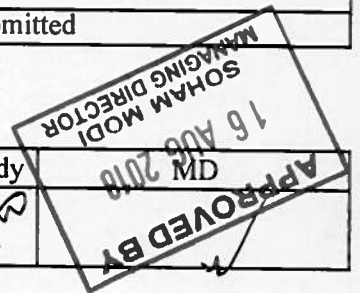
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		(83,625)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
Third Party Transfer - Party Joins as Consenting Party in sale deed - Affidavit submitted

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		16/8/18	16/8/18

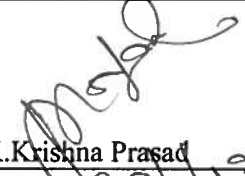
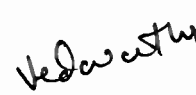




Flat /Villa No.	415
Name of Buyer	T. GIRIDHAR GOPALA

A.	Total sale consideration.	Rs. 27,00,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer.
E.	Add: VAT	Rs. 16,625
F.	Add: Service Tax	Rs.59,850
G.	Add: GST	Rs. 1,64,400 + 1,350=1,65,750
H.	Add: Extra Specs Charges	Rs. 7,800
I.	Add: Misc. Charges	Rs. 4,300 + 390 +2,000 =6,690
J.	Less: Amount paid	Rs. 30,29,000/-
K.	Balance amount Due	Rs Nil
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.72,585/-
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. (29,465)
M	Maintenance charges due from	1 st March 2019
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks:	
	Corpus Fund Rs. 20,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs.10,890) to be collected	
	Membership fee Rs.50/- to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected	✓
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: 30/1/19	 Accountant Date: 30/1/19	 Samba Siva Rao Date: 4/2/19	 Managing Partner: Soham Modi Date: 4 FEB 2019
---	--	--	--

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

APPROVED BY
Managing Partner:
Soham Modi
Date: 4 FEB 2019
SOHAM MODI
MANAGING DIRECTOR

Project Name	Paramount Avenue
Flat no.	415
Customer Name	Giridhar
Booked by	Gopal
Prepared by	K.P
Date	29-01-2019
Sign	
Interest rate	18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
31-Aug-16	25000	Booking Amount	-	-	-	25,000
08-Sep-16	-25000	Booking Amount	8	25,000	99	-
12-Sep-16	-200000	Payment Received	4	-	-	(200,000)
15-Sep-16	200000	1st Installment	3	(200,000)	(296)	-
30-Sep-16	405000	2nd Installment	15	-	-	405,000
30-Sep-16	-405000	payment recived	-	405,000	-	-
31-Mar-17	28350	Service tax Q2 FY 2016-2017.	182	-	-	28,350
31-May-17	-550000	Payment Received 31.05.17	61	28,350	853	(521,650)
31-May-17	-150000	Payment Received 31.05.17	-	(521,650)	-	(671,650)
30-Jun-17	31500	Service Tax for Q1 FY 2017-18	30	(671,650)	(9,937)	(640,150)
21-Sep-17	1035000	3rd Installment within 7days from compl of slab	83	(640,150)	(26,202)	394,850
30-Sep-17	40200	GST FOR SEP-17	9	394,850	1,752	435,050
01-Nov-17	-150000	Payment Received	32	435,050	6,865	285,050
01-Nov-17	-350000	Payment Received	-	285,050	-	(64,950)
25-Dec-17	621000	4th Installment within 7 days from comple of bir	54	(64,950)	(1,730)	556,050
31-Dec-17	74520	GST FOR DEC-17	6	556,050	1,645	630,570
03-Apr-18	-200000	Payment Received	93	630,570	28,920	430,570
25-Jun-18	-525000	Payment Received	83	430,570	17,624	(94,430)
25-Jun-18	-145000	Payment Received	-	(94,430)	-	(239,430)
03-Aug-18	-329000	Payment Received dt.3.8.18	39	(239,430)	(4,605)	(568,430)
25-Aug-18	4300	Registration Mis Exp	22	(568,430)	(6,167)	(564,130)
25-Aug-18	2000	Consenting part by ICICI Bank	-	(564,130)	-	(562,130)
31-Aug-18	25680	GST for Aug 18	6	(562,130)	(1,663)	(536,450)
27-Dec-18	214000	5th intallment within 7days from compl of floori	118	(536,450)	(31,217)	(322,450)
30-Jan-19	200000	6th Installment on Completion	34	(322,450)	(5,407)	(122,450)
					-	-
				Approx Interest Payable	(29,465)	

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. Nil

Signature of Manager:  Signature of M.D.: _____
 Date: 29/01/2019 Date: _____

APPROVED BY
04 FEB 2019
 SOHAM MODI
 MANAGING DIRECTOR