

Check List

Items to be checked	Mention details here		Sale Agreement, booking form & plan tally?	
Project Name	PARAMOUNT AVENUE		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Vendor	PARAMOUNT ESTATES		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	721		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840		<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	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)	21,90,000/-		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	183 ✓		NA	
Sale Deed value	21,90,000/- ✓		<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	31-12-2018		<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: 31/3/18	Date: 02/04/18	Date: 02/04/18	Date:	Date: 2.4.18

Note:

- Gaurang Mody to sign the Agreement of Sale only after approval of Manager, Accountant & MD.
- 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. RAMESH KUMAR PATEL		
Flat / Bungalow No.	721	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	21,90,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,62,800
E	Total Taxes (B + C + D)	2,67,300
F	Total amount payable (A+E)	24,57,300
G	Total Amount Paid	22,32,220
H	Balance Amount Payable (F-G)	2,25,080

K	Sale Deed Value	21,90,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	22,06,800	19,86,120	2,20,680
N	Own contribution (including taxes)	2,50,500	2,46,100	4,400

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		4,400	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		2,20,680	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Stamp duty paid by the customer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign		<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date		13/8/18		

APPROVED FOR CONSTRUCTION
13 AUG 2018
SOHAM MODI
MANAGING DIRECTOR

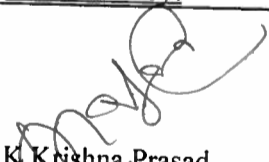
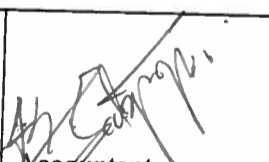
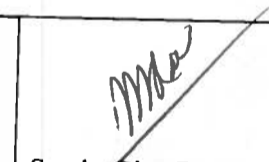
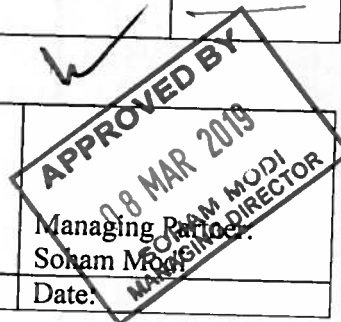
Handover form for handing over the possession of Flat in 'Paramount Avenue'

Flat / Villa No.	721
Name of Buyer	REENA PATEL

A.	Total sale consideration.	Rs. 21,90,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Spl. Discounts for early payments	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer.
E.	Add: VAT	Rs.NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,62,800 + 3,024=2,65,824
H.	Add: Extra Specs Charges	Rs. 16,800
I.	Add: Misc. Charges	Rs. 4,300 + 390 =4,690
J.	Less: Amount paid	Rs. 24,52,900
K.	Balance amount Due	Rs. 24,414
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.(90,402)
M	Maintenance charges due from	1 st April 2019
N	Buyer Info database balance	Rs. 24,414/-
O	Tally balance	Rs. 24,414/-
P	Remarks:	
	Corpus Fund to be collected	
	Maintenance charges to be collected	
	Membership fee 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: 8/3/19	 Accountant Date: 8/3/19	 Samba Siva Rao Date:	 APPROVED BY 08 MAR 2019 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.

Interest calculation for delayed payments.

Project Name Paramount Avenue
 Flat no. 721
 Customer Name Reena Patel
 Booked by Lakshmi
 Prepared by K.P
 Date 28-02-2019
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
17-Mar-18	25000	booking amount	-	-	-	25,000
17-Mar-18	-25000	booking amount	-	25,000	-	-
31-Mar-18	3000	GST for March-2018	14	-	-	3,000
02-Apr-18	200000	1st Installment	2	3,000	3	203,000
02-Apr-18	-200000	Payment Received	-	203,000	-	3,000
10-Apr-18	-21100	Payment Received	8	3,000	12	(18,100)
17-Apr-18	328500	2nd Installment	7	(18,100)	(62)	310,400
19-Apr-18	-1637700	Payment Received	2	310,400	306	(1,327,300)
30-Apr-18	63420	GST for April-2018	11	(1,327,300)	(7,200)	(1,263,880)
31-May-18	38051	GST for May-18	31	(1,263,880)	(19,322)	(1,225,829)
01-Jun-18	818250	3rd Installment within 7 days of completing slab	1	(1,225,829)	(605)	(407,579)
30-Jun-18	119013	GST June 18	29	(407,579)	(5,829)	(288,566)
07-Jul-18	-348420	Payment Received	7	(288,566)	(996)	(636,986)
20-Jul-18	490950	4th Installment With in 7days on Com of Brick work	13	(636,986)	(4,084)	(146,036)
25-Aug-18	4300	Registration Misc Exp	36	(146,036)	(2,593)	(141,736)
25-Sep-18	-220680	Payment Received	31	(141,736)	(2,167)	(362,416)
26-Sep-18	-200000	Payment Received	1	(362,416)	(179)	(562,416)
08-Dec-18	-200000	Wrongly credit now rectified	73	(562,416)	(20,247)	(762,416)
31-Dec-18	127300	5th Installment Within 7days On Comp of Floor	23	(762,416)	(8,648)	(635,116)
01-Mar-19	200000	6th Installment - On Completion	60	(635,116)	(18,792)	(435,116)
					Approx Interest Payable	(90,402)

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 :

[Handwritten Signature]
 1/3/19

Signature of M...

Date

APPROVED BY
 08 MAR 2019
 SOHAM MOJJI
 MANAGING DIRECTOR