

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.	726	<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)	20,25,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	184 ✓	N A		
Sale Deed value	20,25,000/-	<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	31-07-2018	<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: 16/4/18	Date:	Date: 16/04/18	Date:	Date: 16.4.18

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. E. EKAMBARESWARA SWAMY		
Flat / Bungalow No.	726	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	20,25,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,43,000
E	Total Taxes (B + C + D)	2,47,500
F	Total amount payable (A+E)	22,72,500
G	Total Amount Paid	21,94,000
H	Balance Amount Payable (F-G)	78,500

K	Sale Deed Value	20,25,000
L	Construction Contact value	-

		Total amount	Cheq.released	Balance HL
M	Housing Loan Sanctioned	18,00,000	16,07,456	1,92,544
N	Own contribution (including taxes)	4,72,500	5,86,544	(1,14,044)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		(1,14,044)	Not required
Balance HL Amount			Collect cq.at the time of registration
		1,92,544	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MMD
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date			18/12/18	

APPROVED BY
18 DEC 2018
SOHAM MODI
MANAGING DIRECTOR

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

Flat /Villa No.	726
Name of Buyer	K.E. SWAMY

A.	Total sale consideration.	Rs. 20,25,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,21,512
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,43,000+1,620+27,000=2,71,620 ✓
H.	Add: Extra Specs Charges	Rs. 9,000 +1,50,000=1,59,000 ✓
I.	Add: Misc. Charges	Rs. 4,300 + 390 =4,690
J.	Less: Amount paid	Rs. 23,81,266 +1,92,544=25,73,810
K.	Balance amount Due	Rs.8,012
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.11,826 <i>Nil found</i>
M	Maintenance charges due from	1 st March 2019
N	Buyer Info database balance	Rs. 8,012/- ✓
O	Tally balance	Rs. 8,012/- ✓
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected ✓	
	Maintenance charges @Rs.1.50 per sft per month (rs. 9,090) 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:

<i>[Signature]</i> K. Krishna Prasad Date: 20/1/19	<i>[Signature]</i> Accountant Date: 25/1/19	<i>[Signature]</i> Samba Siva Rao Date: 28/1/19	<i>[Signature]</i> Managing Partner. Soham Modi Date: 25 JAN 2019 APPROVED BY SOHAM MOJI 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.	726					
Customer Name	KE SWAMY					
Booked by	Lakshmi					
Prepared by	K.P					
Date	23-01-2019					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
31-Mar-18	25000	Booking Amount	-	-	-	25,000
05-Apr-18	-25000	booking Amount	5	25,000	62	-
15-Apr-18	200000	1st Installment	10	-	-	200,000
16-Apr-18	-100000	Payment Received	1	200,000	99	100,000
16-Apr-18	-100000	Payment Received	-	100,000	-	-
30-Apr-18	303750	2nd Installment	14	-	-	303,750
30-Apr-18	27000	GST for April-2018	-	303,750	-	330,750
02-May-18	-303750	Payment Received	2	330,750	326	27,000
31-May-18	748125	3rd Installment within 7dys from compl of slab	29	27,000	386	775,125
31-May-18	36450	GST for May-18	-	775,125	-	811,575
15-Jun-18	448875	4th installment - within 7days from compl of bri	15	811,575	6,003	1,260,450
06-Jul-18	-1200000	Payment Received	21	1,260,450	13,053	60,450
10-Dec-18	-400000	Payment Received	157	60,450	4,680	(339,550)
12-Dec-18	-65250	Payment Received	2	(339,550)	(335)	(404,800)
26-Dec-18	-87266	Payment Received	14	(404,800)	(2,795)	(492,066)
26-Dec-18	-100000	Payment Received	-	(492,066)	-	(592,066)
01-Jan-19	99250	5th Installment - within 7days from compl of flo	6	(592,066)	(1,752)	(492,816)
21-Jan-19	-192544	Payment received	20	(492,816)	(4,861)	(685,360)
30-Jan-19	200000	6th installment - on completion	9	(685,360)	(3,042)	(485,360)
Approx Interest Payable					11,826	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:				Signature of M.D.:		
Date				Date		

APPROVED BY
 79 JAN 2019
 SOHAM MODI
 MANAGING DIRECTOR