

Villa Orchids LLP

#5-4-187/3&4, II Floor, Soham Mansion, M.G. Road, Secunderabad - 500003

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Flat History Document

Buyer Name And Address

Block No I

Mr.Konda Shiva Kumar

Flat No 125

Upkkaar Royal Gardens, Villa no 61, Phase III, 4th cross road, Zuzuwadi, Hosur-635126

Owned By Builder

Phone : 07975392500/09916385129/6381444974

Occupation : service

CIS No 0

E-mail konda.shivakumar@gmail.com

Sold	Area	Bkg Date	Booked by	App Made	HL Approved	Pre HL Info	Pay Scheme	Parking
Yes	147	10-01-18	Vasundhara	Yes	Yes	Yes	HL	0

HL Req	HL Sanctioned	HL Release	HL Balance	From	Sale Completed
Yes	4100000	4100000	0	HDFC Marathalli	No

NOC / OCR	Doc Complete	Reg Done	Agr Executed	Agr Date	Flat Type
Yes	Yes	Yes	Yes	19-03-2018	Semi-Deluxe

Sale Amount	Other Amount	Total Amount	Total Receipts	Balance
5776000	747328	6523328	6357198	166130

Net Sale Consideration	Value of Sale Deed	Val Agr Const	Oth Taxabl Receipts	PAN
0.00	0.00	0.00	0.00	-

VAT/GST, Reg Chg	Oth Non Taxable Rcpts	Excess / Check
0.00	0.00	0.00

VAT/GST Ret Mth	VAT/GST Ret Year	VAT/GST Paid	VAT/GST Chq No	VAT/GST Chq Dt
1	0	0.00	0	0

Sale Deed Date	Date Of Possession	Maintenance From	Booking after OC	OC Date
30-06-2018	01-01-1601	1 0	Yes	01-01-1601

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Payment Terms

Date	Description	Amount	ChqNo / Taken	Paid/ Work
10-01-2018	Booking amount	25,000	.	Yes
25-01-2018	within 15days of booking	200,000	.	Yes
10-02-2018	15%of sale consideration within 30days of booki	862,000	.	Yes
10-04-2018	With in 7days On Completion Of Plinth Beam	1,338,000	.	Yes
10-06-2018	With in 7days On Completion of RCC Structure	1,338,000	.	Yes
30-12-2018	With in 7days on Completion of Brick work and pl	898,000	.	Yes
30-03-2020	With in 7days On Completion of Flooring Bathroom	915,000	.800856 rcd	No
15-04-2020	On Completion	200,000	.	No

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Other Payments

Date	Description	Amount	ChqNo / Taken	Paid/ Work
21-08-2018	regn exp	84,180	.	No
21-08-2018	mutation expenses	2,888	.	No
21-08-2018	regn documentation exp	7,800	.	No
21-08-2018	regn exp	28,800	.	No
19-12-2018	Registration charges Debited to customer	89,200	.	No
31-12-2018	GST	51,984	.	No
31-01-2019	GST	51,984	.	No
30-04-2020	GST	103,968	.	No
31-05-2020	GST	103,968	.	No
30-06-2020	GST	103,968	.	No
08-07-2020	stamp papers	1,404	.	No
08-07-2020	extra specs	13,216	.	No
08-07-2020	GST	103,968	.	No

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Receipts

Date	Description	Amount	ChqNo / Taken	Paid/ Work
16-01-2018	Rec No : 2175 / payment recd	25,000	031479	Yes
15-02-2018	Rec No : 2324 / payment recd	195,280	014545	Yes
15-02-2018	Rec No : 2307 / payment recd 1.2.18	762,000	neft	Yes
19-06-2018	Rec No : 2615 / payment recd	735,576	online	Yes
07-08-2018	Rec No : 3029 / payment revd	2,030,000	406374	Yes
09-12-2019	Rec No : 101079 / payment recd	914,000	879129	Yes
20-12-2019	Rec No : 102002 / Payment Received	800,000	889855	Yes
23-05-2020	Rec No : 102091 / Being part of installment amt received.	356,000	987363	Yes
02-06-2020	Rec No : 102083 / Part of installment received through neft.	539,342	icic0sf002	Yes

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Remarks

Date	Description	Amount	ChqNo / Taken	Paid/ Work
10-01-2018	1. Booked under ppt no 139 2. Delux 3. Housing Loan 4. GST & Regn as applicable 5. Discount Rs. 250/- per sft 6. CIS No 89545 email: konda.sivakumar@gmail.com	0	Vasundhara	Yes
16-01-2018	original booking form 4th installment to be corrected as rs. 13,38,000	0	nagamani	No
23-01-2018	courtesy call given to customer , requested for aadhar card and pan card to prepare AOS	0	rambabu	Yes
17-02-2018	25000/- boking cheque bounced as such customer tranferred online. To provide new receipt for 25000/- after receiving old receipt. customer shall courier the receipt aong with agreement of sale from bangalore	0	vneela	Yes
17-02-2018	customer has made 2lakh (1+1) online payment thru website. Modi properties accountant made payment of Rs.1,95,280/- only to Villa orchids LLP. to provide receipt for balance amt of Rs. 4720/- to customer.	0	vneela	Yes
17-02-2018	He will be sending his Loan Sanction Letter to us soon.	0	Srikanth	Yes
17-02-2018	Customer is taking Loan from HDFC Marathalli Bangalore, on his own. he will pay Rs 10 Lakhs on his own for the Plinth amount and balance of Rs. 3,38,000/, a Demand has to be raised to HDFC.	0	Srikanth	Yes
13-04-2018	Courierd NOC in HDFC Format, Cost Breakup, and Demand Letters to the customer in Bangalore for Loan Process.	0	Srikanth	Yes
09-05-2018	HDFC banker Mr. Anjaneya Reddy 9606628463, called and requested for 100/- non judicial stamp paper signed by partner to courier to 94, 1st floor, outer ring road, marathalli, K.R. Puram, Hobli, Banglore - 560037 - sent on 6.5.18	0	vneela	Yes

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