

Sale Agreement Authorization Form- PMR-II

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.	202	<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	Single	<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 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	19,50,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	101	NA	
Discount (in Rs. per sft.)	150/-	NA	
On time payment discount ((in Rs. per sft.)	—		
Total Discount (in Rs. per sft.)	150/-		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	14,70,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	4,80,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.12.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 4/5/13	Date: 4/5/13	Date: 4/5/13	Date: 04 MAY 2013

SALE DEED AUTHORIZATION FORM

Prpject	M/s. PARAMOUNT ESTATES - PARAMOUT AVENUE		
Buyer Name	CH. RAMESH		
Flat / Bungalow No.	202	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

your self
for SRO
Challan
63600

Payment & Agreement Details:

A	Total Sale Consideration	1,060,000
B	Stamp duty & registration charges	68,100
C	Service Tax @ 4.35% on Sale Deed	37,460
D	VAT @ 1.25% on Sale Consideration	13,250
E	Total Taxes (B + C + D)	118,810
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	1,178,810
I	Total Amount Paid	1,136,500
J	Balance Amount Payable (H-I)	42,310

K	Amount for Sale Deed	1,060,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment			HL Cq. Amount

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)		42,310	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received
			Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		118,810	Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Actual cost Rs.12,11,500 after deduction of staff discount an amount of Rs.1,51,500	✓
Sale Deed Value - 10,60,000/-	

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	23/04/16	23/04/16	23/04/16	

APPROVED BY
SOHAN MUDI
MANAGING DIRECTOR

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



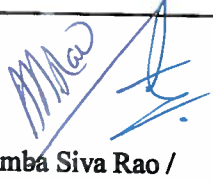

Flat No.	202
Name of Buyer	Chandragiri Ramesh

A.	Total sale consideration.	Rs. 12,11,500 ✓
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. 1,51,500 ✓
D.	Add: Reg. Charges	Rs. 63,600 ✓
E.	Add: VAT	Rs. 13,250 + 1,587 = 14,837 ✓
F.	Add: Service Tax	Rs. 37,345 + 1,416 = 38,761 → 38,003
G.	Add: Extra Specs Charges	Rs. 31,476
H.	Add: Misc. Charges	Rs. 4,000 + 1,130 + 390 + 15,000 + 9,090 + 50 = 29,660 + 175
I.	Less: Amount paid	Rs. 11,36,500
J.	Balance amount Due	Rs. 1,01,834 + 242 = 102,076 ✓
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 1,02,689
M.	Maintenance charges due from	1 st April 2016 @ Rs. 1010/-p.m
N.	Buyer Info database balance	Rs. 102,251/-
O.	Tally balance	Rs. 102,251/-
P.	Remarks:	
	1) Corpus fund Rs. 15,000/- added in the above statement.	
	2) Advance 6 months Maintenance charges added in the above statement.	
	3) Membership fee Rs. 50/- added in the above statement.	

102,251 ✓

	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 → 15/11/16	✓
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	 Accountant	 Samba Siva Rao / Jaya Prakash	 Managing Partner: Soham Modi
Date: 07/11/16	Date: 11/11/16	Date: 11/11/16	Date: 11/11/16

APPROVED BY
11 NOV 2016
SOHAM MODI
MANAGING DIRECTOR

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