

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.	324	<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		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input 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 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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	23,53,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Sale Deed value	23,53,500	<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	31.10.2018	<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:	Sign:	Sign:	Sign:
Date: 6/5/17	Date: 2/5/17	Date: 6/5/17	Date: 08 MAY 2017

APPROVED BY
SOHAM MOJI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. SANDEEP YADAVALLI		
Flat / Bungalow No.	324	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	23,53,500
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,82,420
E	Total Taxes (B + C + D)	2,87,220
F	Total amount payable (A+E)	26,40,720
G	Total Amount Paid	22,62,327
H	Balance Amount Payable (F-G)	3,78,393

K	Sale Deed Value	23,53,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	20,00,000	15,64,000	4,36,000
N	Own contribution (including taxes)	6,40,720	6,98,327	(57,607)

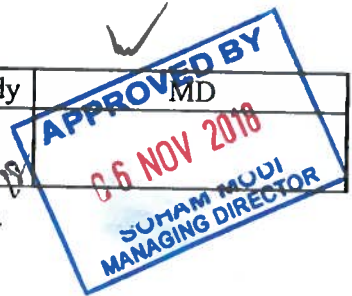
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		(57,607)	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		4,36,000	Not required
			Collect cq.at the time of registration
			Security cq.received

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			


APPROVED BY
 MD
 06 NOV 2018
 SUHAM MOUDI
 MANAGING DIRECTOR

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

Flat /Villa No.	324
Name of Buyer	SANDEEP YADAVALLI



A.	Total sale consideration.	Rs. 23,53,500
B.	Less: Discount for on time payments.	Rs. 25,250 <i>Subject to approval</i>
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. Paid by customer
E.	Add: VAT	Rs. 4,419
F.	Add: Service Tax	Rs. 15,908
G.	Add: GST	Rs. 2,40,000 + 2,430 = 2,42,430 <i>✓</i>
H.	Add: Extra Specs Charges	Rs. 13,500 <i>Subject to approval</i>
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 25,38,327
K.	Balance amount Due	Rs. 70,870
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 5,735 <i>Not finalized</i>
M	Maintenance charges due from	1 st May 2019
N	Buyer Info database balance	Rs. 70,870
O	Tally balance	Rs. 70,870
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	
	Maintenance charges @Rs.1.50 per sft per month (rs. 7,560) to be collected	
	Membership fee Rs.50/- to be collected.	

Check List	Yes / No
1. Buyer has signed the Association Membership Form & Undertaking	<input checked="" type="checkbox"/>
2. No Due Certificate signed	<input checked="" type="checkbox"/>
3. 6 PDC for Maintenance Charges collected	<input checked="" type="checkbox"/>
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	<input checked="" type="checkbox"/>
5. Corpus fund collected	<input checked="" type="checkbox"/>
6. VAT / Service Tax charged on other amounts	<input checked="" type="checkbox"/>

Authorized by:

<i>[Signature]</i> K. Krishna Prasad Date: 28/3/19	<i>[Signature]</i> Accountant Date: 28/3/19	<i>[Signature]</i> Samba Siya Rao Date: 19/4/19	<i>[Signature]</i> Managing Partner: Soham Modi Date: APPROVED BY MAY 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.	324					
Customer Name	Sandeep					
Booked by	Lakshmi					
Prepared by	K.P					
Date	20-03-2019					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
20-Apr-17	25000	Booking Amount	-	-	-	25,000
25-Apr-17	-25000	Payment Received	5	25,000	62	-
05-May-17	200000	1st Installment	10	-	-	200,000
05-May-17	-200000	Payment Received	-	200,000	-	-
20-May-17	353025	2nd Installment	15	-	-	353,025
29-May-17	-128500	Payment received	9	353,025	1,567	224,525
30-Jun-17	15908	Service Tax for Q1 FY 2017-18	32	224,525	3,543	240,433
30-Jun-17	887737	3rd Installment - Within 7days from compl of sla	-	240,433	-	1,128,170
09-Aug-17	-160000	Payment Received	40	1,128,170	22,254	968,170
26-Aug-17	-722900	Payment Received	17	968,170	8,117	245,270
26-Aug-17	-389365	Payment received	-	245,270	-	(144,095)
28-Mar-18	-331100	Payment Received	214	(144,095)	(15,207)	(475,195)
28-Mar-18	-120635	Payment Received	-	(475,195)	-	(595,830)
28-Apr-18	532642	4th Installment - within 7days from compl of bri	31	(595,830)	(9,109)	(63,188)
05-Nov-18	-184827	Payment Received	191	(63,188)	(5,952)	(248,015)
17-Nov-18	4300	Mis doct chrg	12	(248,015)	(1,468)	(243,715)
30-Nov-18	155096	5th Installment - within 7days from compl of flo	13	(243,715)	(1,562)	(88,619)
31-Dec-18	200000	6th Installment - on completion	31	(88,619)	(1,355)	111,381
15-03-19	-90000	Payment Received	74	111,381	4,065	21,381
15-03-19	-186000	Payment Received	74	21,381	780	(164,619)
						-
				Approx Interest Payable	5,735	
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
19 APR 2019
SUHAM MODI
MANAGING DIRECTOR