

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.	407	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	46.29	<input 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 type="checkbox"/> Semi-deluxe <input checked="" 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 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	21,52,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	143	NA
Discount (in Rs. per sft.)	200/- per sft	NA
On time payment discount ((in Rs. per sft.)	105/- per sft	
Total Discount (in Rs. per sft.)	305/- per sft	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	21,52,000/-	<input 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	31.12.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): S. Nageswara E. Navaneetha	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 21/9/15	Date: 21/9/15	Date: 23/9/15	Date: 23/9/15

APPROVED BY
23 SEP 2015
SUNAM MODI
MANAGING DIRECTOR

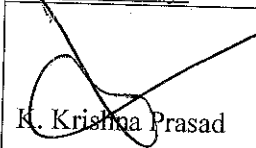
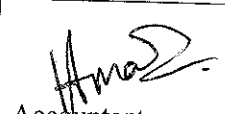

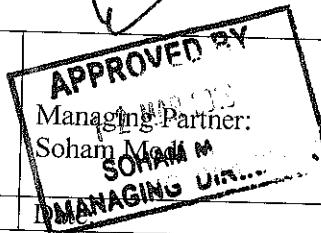
Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	407
Name of Buyer	Mr. KULDEEP SINGH

A.	Total sale consideration.	21,52,000	✓
B.	Less: Discount for on time payments.	1,06,000	✓
C.	Less: Other discounts – 2% sub-vention (interest free) scheme	66,360	✓
D.	Add: Reg. Charges	1,29,120	✓
E.	Add: VAT	26,900 + 688 = 27,588	✓
F.	Add: Service Tax.	69,610 + 498 = 70,108	✓
G.	Add: Extra Specs Charges (revised)	13,749	✓
H.	Add: Misc. Charges	4,300 + 390 + 15,000 + 6060 + 50 = 25,800	✓
I.	Less: Amount paid	21,30,000	✓
J.	Add: Interest Amount to be charged	NIL	
K.	Balance amount Due	1,16,195	116005/-
L.	Refund if any	NIL	
Remarks:			
1) Corpus fund Rs.15,000/- is included in the above statement.			
2) Maintenance charges for initial 6 months (6060) is included in the above statement.			
3) Membership fee Rs.50/- is included in the above statement.			
4) Bridge loan allowed Rs.1,00,000/- to the customer.			
M.	Interest Amount as calculated	Rs.4,945/-	waived off by M.D sir ✓
N.	Service Tax paid to department		
O.	Service Tax security deposit to be collected		
P.	Maintenance charges due from	April 2016 @ Rs.1.00 per sft.	

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form.	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
6.	Service Tax Undertaking collected	

Authorized by:

 K. Krishna Prasad	 Accountant	 Samba Siva Rao / Jayaprakash	
Date: 11/02/16	Date: 11/03/16	Date: 11/2/16	

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

SALE DEED AUTHORIZATION FORM

Prpject	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. KULDEEP SINGH		
Flat / Bungalow No.	A-407	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	21,52,000
B	Stamp duty & registration charges	1,33,620
C	Service Tax @ 3.625% on Sale Deed	75,320
D	VAT @ 1.25% on Sale Consideration	26,900
E	Total Taxes (B + C + D)	2,35,840
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	23,87,840
I	Total Amount Paid	18,02,000
J	Balance Amount Payable (H-I)	5,85,840

K	Amount for Sale Deed	21,52,000
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	HDFC		3,28,000

FINAL RELEASE

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		3,28,000	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)		22,000	Not required
			Collect cq.at the time of registration
Balance HL Amount			Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		2,35,840	Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

1,06,000/- on time payment discount given:
2% subvention scheme on Rs.17,00,000/- comes approximately Rs.68,000/-
Rs.85,000/- company loan approed

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	20/1/16	20/1/16	20/1/16

Approved by
[Signature]
 MD
 JAN 2016
 MAN