

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.	102	<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 type="checkbox"/> Semi-deluxe <input checked="" 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	23,03,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	136	N A	
Discount (in Rs. per sft.)	100/- per sft.	N A	
On time payment discount ((in Rs. per sft.)	50/- per sft		
Total Discount (in Rs. per sft.)	150/- per sft.		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	23,03,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	—	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30.09.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks	First Installment not Received.		
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant): E. Navaneetha	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 27/3/15	Date: 27/3/15	Date: 27/3/15	Date: 27 MAR 2015

**APPROVED BY:**  
SOHAM MODI  
MANAGING DIRECTOR


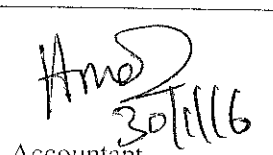
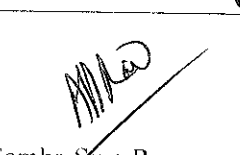
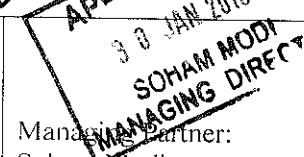
**Authorization form for handing over the possession of bungalow in 'Paramount Avenue'**

Flat No.	102
Name of Buyer	Mr. Y.V.S. REDDY

A.	Total sale consideration.	23,03,000/-
B.	Less: Discount for on time payments.	50,500/-
C.	Less: Other discounts – Discount not shown in sale consideration.	1,01,000
D.	Add: Reg. Charges	1,38,180
E.	Add: VAT	28,788 + 510 =29,298
F.	Add: Service Tax.	67,821 +388 =68,209
G.	Add: Extra Specs Charges (revised)	10,200
H.	Add: Misc. Charges	4,300 + 390 + 15,000+6,060+50 =25,800
I.	Less: Amount paid	24,04,573
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	18,614
L.	Refund if any	
Remarks: 1) Balance amount including Maint, Corpus fund & Memb. Fee to be collected..		
M.	Interest Amount as calculated	(1,11,058)
N.	Service Tax paid to department	
O.	Service Tax security deposit to be collected	
P.	Maintenance charges due from	January 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 Date: 30/1/16	 Accountant Date: 30/1/16	 Samba Siva Rao Date: 30/1/16	 Managing Partner: Soham Modi Date: 30/1/16
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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.

**SALE DEED AUTHORIZATION FORM**

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. Y VENKATA SURESH REDDY		
Flat / Bungalow No.	02	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	23,03,000
B	Stamp duty & registration charges	1,42,510
C	Service Tax @ 5.6% on CA	80,623
D	VAT @ 1.25% on Sale Consideration	28,794
E	Total Taxes (B + C + D)	2,51,926
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	25,55,426
I	Total Amount Paid	21,25,000
J	Balance Amount Payable (H-I)	4,30,426

K	Amount for Sale Deed	23,03,000
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	Installem Scheme	Other:	
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC			1,00,000
				Final Disbursement

**Security Cheque Details:**

	Cq. No.	Amount	Security cq. received
1st Installment of HL		1,00,000	Not required
			Collect cq. at the time of registration
Balance Margin Money (O-I)		3,30,426	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)		2,51,926	Paid Through HL
			Security cq. received
			Collect cq. at the time of registration

**Remarks:**

# Rs.1,01,00/- discount not deducted from sale agreement
# 50,500/- on time payment discount given

**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	2/11/15	2/12/15	1/17/15	

