

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.	802	<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 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	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	25,05,500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	146	N A
Discount (in Rs. per sft.)	253	N A
On time payment discount ((in Rs. per sft.)	50	
Total Discount (in Rs. per sft.)	303	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	25,05,500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	NIL	<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	31.03.2016	<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: <i>Amar</i>	Sign: <i>[Signature]</i>
Date:	Date: 14/1/16	Date: 14/1/16	Date: 16 JAN 2016

APPROVED BY
16 JAN 2016
SOHAM MODI
MANAGING DIRECTOR

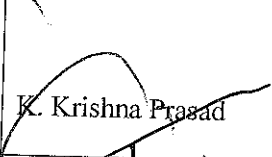


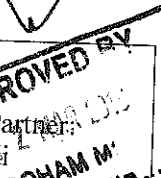
Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	802
Name of Buyer	Mrs. B.SHASHIKALA VARMA

A.	Total sale consideration.	25,05,500 ✓
B.	Less: Discount for on time payments.	50,000 ✓
C.	Less: Other discounts – Discount not shown in sale consideration & Free offer for Registration, stamp duty, vat & Service Tax.	$2,55,500 + 2,65,729 = 5,21,229$ ✓
D.	Add: Reg. Charges	1,50,360 ✓
E.	Add: VAT	$31,319 + 747 = 32,066$ ✓
F.	Add: Service Tax.	$79,750 + 542 = 80,292$ ✓
G.	Add: Extra Specs Charges (revised)	10,710 ✓
H.	Add: Misc. Charges	$4,300 + 300 + 390 + 500 + 15,000 + 6,060 + 50 + 2,98,723(\text{refund}) = 3,25,323$ ✓
I.	Less: Amount paid	25,37,260
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	NIL
L.	Refund if any	4,238 ✓
Remarks:		
1) Corpus fund Rs.15,000/- included in the above statement.		
2) Initial 6 maintenance charges included in the above statement.(Rs.6,060/-) .		
3) Membership fee Rs.50/- included in the above statement.		
M.	Interest Amount as calculated	(-) 3,084
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 Date: 11/03/16	 Accountant Date: 11/03/16	 Samba Siva Rao / Jayaprakash Date: 11/3/16	 Managing Partner Soham Modi Date: APPROVED BY SOHAM M. MANAGING DIR.
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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 - PARAOUNT AVENUE		
Buyer Name	MR. B. SHASHIKALA VARMA		
Flat / Bungalow No.	802	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	25,05,500
B	Stamp duty & registration charges	1,55,130
C	Service Tax @ 3.625% on Sale Deed	90,824
D	VAT @ 1.25% on Sale Consideration	31,319
E	Total Taxes (B + C + D)	2,77,273
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	27,82,773
I	Total Amount Paid	4,05,500
J	Balance Amount Payable (H-I)	23,77,273

K	Amount for Sale Deed	25,05,500
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	21,31,760
O	Margin Money (A-N)	3,73,740

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	Axis		HL Cq. Amount 21,31,760

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		21,31,760	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		(31,760)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.		Security cq.received
		-	Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Paid Through HL
		2,77,273	Security cq.received
			Collect cq.at the time of registration

Remarks:

Rs.2,55,000/- enhanced to avail the maximum loan
Free registration, VAT and ST offer
50/- per on time payment discount given @ Rs.50,000/-

Auhorised by:

Name	Accountant	CR-Manager	Prabhakar Reddy
Sign			
Date	05/2/16		5/2/16

APPROVED BY

 05 FEB 2016
SOMAM MODY
MANAGING DIRECTOR