

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Vendor	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Flat no.	811	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Land area (sq. yds.)	55-46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Built-up-area (sft)	1210	<input type="checkbox"/> Yes <input type="checkbox"/> No		
Car Parking No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<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 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)	28,34,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	161 ✓	N A		
Sale Deed value	28,34,500/-	<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 type="checkbox"/> Yes <input type="checkbox"/> No		
Date of completion	30-06-2018	<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):	AOS signed by Gaurang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date:	Date:	Date: 26/03/18	Date:	Date: 27-3-18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.

APPROVED BY
27 MAR 2018
G. MODI
MANAGING DIRECTOR


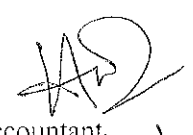


Authorization form for handing over the possession of flat in 'Paramount Avenue'

Villa / Flat No.	811
Name of Buyer	PRASA ANANTHA SAI

A.	Total sale consideration.	Rs 28,34,500/- ✓
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,70,100/- ✓
E.	Add: VAT	Rs. 8,127/- ✓
F.	Add: Service Tax	Rs.29,258/- ✓
G.	Add : GST	Rs. 2,62,119 +1,080 =2,63,119 ✓
H.	Add: Extra Specs Charges	Rs.6,000/- ✓
I.	Add: Misc. Charges	Rs.4,300 +390 +1,00,000(int.) +20,000+12,104 +50 = 1,36,844/- ✓
J.	Less: Amount paid	Rs 34,04,404 + 43,624 = 34,48,028/- ✓
K.	Balance amount Due	Rs. Nil ✓
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 80
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 1,00,000/-
M	Maintenance charges due from	1 st May '18
N	Buyer Info database balance	Rs. Nil
O	Tally balance	Rs. Nil
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 st May 2018)	✓
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:

 Krishna Prasad Date: 22/6/18	 Accountant Date: 22/06/18	 Samba Siva Rao Date: 22/6/18	 Managing Pa Soham Modi Date: 22 JUN 2018 APPROVED BY 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.
3. Mention details of eligibility of special offers in remarks column.

Project Name	Paramount Avenue					
Flat no.	811					
Customer Name	Anantha Sai					
Booked by	Gopal					
Prepared by	K.P					
Date	12-03-2018					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
10-Jan-17	25000	Booking amount	-	-	-	25,000
20-Jan-17	-25000	Booking Amount	10	25,000	123	-
25-Jan-17	200000	1st instalment	5	-	-	2,00,000
30-Jan-17	-200000	Payment Received	5	2,00,000	493	-
10-Feb-17	425175	2nd Instalment	11	-	-	4,25,175
10-Apr-17	1092162	3rd Instalment within 7days from compl of slab	59	4,25,175	12,371	15,17,337
15-May-17	-425175	Payment Received	35	15,17,337	26,190	10,92,162
10-Jul-17	655297	4th Instalment within 7days from compl of brick	56	10,92,162	30,162	17,47,459
31-Dec-17	236866	5th Instalment within 7days from compl of floor	174	17,47,459	1,49,946	19,84,325
12-Mar-18	-2184325	Payment received	71	19,84,325	69,479	(2,00,000)
30-Mar-18	200000	6th Instalment On completion	18	(2,00,000)	(1,775)	-
					-	-
				Approx Interest Payable	2,86,988	
Note:						
Column A, B & C: Enter Installemnts & payments received						
Column B: Enter receivables as positive amounts & payments received as negative amounts.						
Cloumns D to G: Do not change.						
Sort columns A , B & C in accending order.						
Calculate sum of Installments / Payments & Interest						
<input checked="" type="checkbox"/> Charge Interest of Rs. <u>1,00,000</u> (or) <input type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. <u>1000</u>						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		

APPROVED BY
 26 MAR 2018
 MANAGING DIRECTOR
 SUSHIL KUMAR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. PARASA ANANTHA SAI		
Flat / Bungalow No.	811	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	28,34,500
B	Add : Stamp duty & registration charges, Mutation exp	1,74,570
C	Add: Service Tax & VAT @ 4.5%	29,258
D	Add: GST @ 12%	2,62,119
E	Total Taxes (B + C + D)	4,65,947
F	Total amount payable (A+E)	33,00,447
G	Total Amount Paid	32,34,004
H	Balance Amount Payable (F-G)	66,443

K	Sale Deed Value	28,34,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	33,00,447	32,34,004	66,443

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		66,443	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		-	Not required
			Collect cq.at the time of registration

Remarks:

34,000/- on time payment discount given

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	02/04/18	02/04/18	02/04/18	