

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 type="checkbox"/> No	
Vendor	PARAMOUNT ESTATES		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	820		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	38.50		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No			<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe		<input 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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor		<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	18,61,000/-		<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	187		N A	
Sale Deed value	18,61,000/-		<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31-10-2018		<input 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: 24/7/18	Date: 24/7/18	Date: 24/7/18	Date: 24/7/18	Date: 24-7-18

Note:

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

APPROVED BY
24 JUL 2018
GOURANG MODY
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTAES - PARAMOUNT AVENUE		
Buyer Name	MR. T. SANTHOSH & OTHERS		
Flat / Bungalow No.	820	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	18,61,000
B	Add : Stamp duty & registration charges, Mutation exp	1,16,160
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	1,48,880
E	Total Taxes (B + C + D)	2,65,040
F	Total amount payable (A+E)	21,26,040
G	Total Amount Paid	16,61,000
H	Balance Amount Payable (F-G)	4,65,040

K	Sale Deed Value	18,61,000
L	Construction Contact value	-

		Total amount	Cheq. released	Balance HL
M	Housing Loan Sanctioned	19,75,000	14,36,000	5,39,000
N	Own contribution (including taxes)	1,51,040	2,25,000	(73,960)

Security Cheque Details:

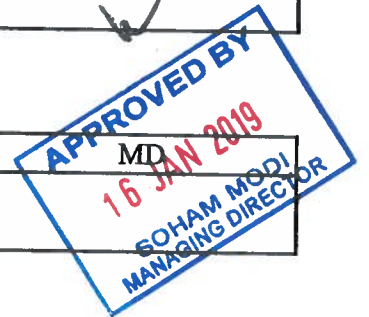
	Cq. No.	Amount	Security cq. received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq. at the time of registration
Own contribution		(73,960)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq. at the time of registration
Balance HL Amount		5,39,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq. at the time of registration

Remarks:

<p>₹ 96,96,040 Paid from Paramount Estates.</p>

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			16/01/19



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

Flat /Villa No.	820
Name of Buyer	SANTOSH KUMAR

A.	Total sale consideration.	Rs. 18,61,000
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,11,660
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,23,320 + 2,574 = 2,25,894
H.	Add: Extra Specs Charges	Rs. 14,300
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 22,00,000
K.	Balance amount Due	Rs. 17,556
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No
M	Maintenance charges due from	1 st April 2019
N	Buyer Info database balance	Rs. 17,556
O	Tally balance	Rs. 17,556
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.	

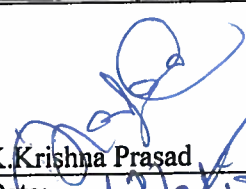
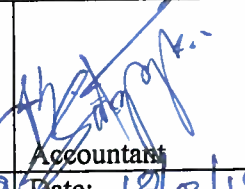
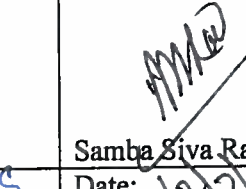
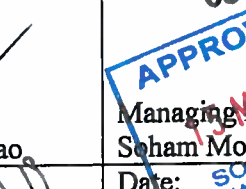
Subject to approval

Collected on 15/3/19

Collected on 15/3/19

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected	✓
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:

 K. Krishna Prasad Date: 12/3/19	 Accountant Date: 12/3/19	 Samba Siva Rao Date: 12/3/19	 Managing Partner: Seham Modi Date: 12/3/19
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APPROVED BY
12 MAR 2019
SEHAM MODI
MANAGING DIRECTOR

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