

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.	109	<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	22,02,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	146	N A	
Discount (in Rs. per sft.)	150/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	150/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	22,02,500/-	<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	30.06.2017	<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:	Sign:
Date: 4/1/16	Date: 2/1/16	Date: 02/01/16	Date: 5 JAN 2017

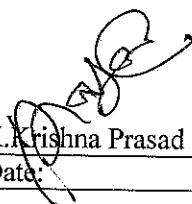
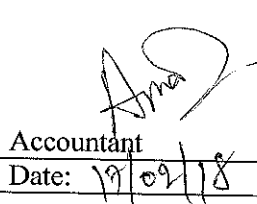
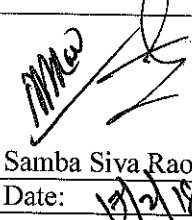
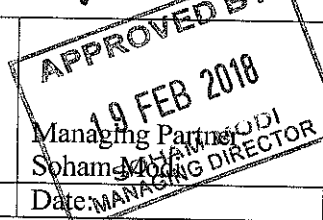
**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	<b>109</b>
Name of Buyer	<b>T.KRISHNA CHAITANYA</b>

A.	Total sale consideration.	Rs 22,02,500/- ✓
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.1,32,180/- ✓
E.	Add: VAT	Rs. 21,913/- ✓
F.	Add: Service Tax	Rs.69,718 /- ✓
G.	Add : GST	Rs.53,931 + 3,240 =57,171 ✓
H.	Add: Extra Specs Charges	Rs. 18,000/- ✓
I.	Add: Misc. Charges	Rs.4,300 +390=4,690 ✓
J.	Less: Amount paid	Rs.24,90,075/- ✓
K.	Balance amount Due	Rs. 16,097/- ✓
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs.NIL/-
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs.11,208
M	Maintenance charges due from	1 <sup>st</sup> February 2018
N	Buyer Info database balance	Rs. 16,097 /- ✓
O	Tally balance	Rs. Dr. 16,097 /- ✓
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 <sup>st</sup> February 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:

			
K. Krishna Prasad	Accountant	Samba Siya Rao	Managing Partner Spharashree PADI MANAGING DIRECTOR
Date: 17/02/18	Date: 17/02/18	Date: 17/02/18	Date: 17/02/18

- 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.

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. TANUKU KRISHNA CHAITANY		
Flat / Bungalow No.	109	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	22,02,500
B	Add : Stamp duty & registration charges, Mutation exp	1,36,650
C	Add: Service Tax and VAT @ 4.5% on 17,53,075/-	78,888
D	Add: VAT @ 1.25% on 4,49,425/-	53,931
E	Total Taxes (B + C + D)	2,69,469
F	Total amount payable (A+E)	24,71,969
G	Total Amount Paid	22,90,075
H	Balance Amount Payable (F-G)	1,81,894

K	Sale Deed Value	22,02,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	17,00,000	15,00,000	2,00,000
N	Own contribution (including taxes)	7,71,969	7,90,075	(18,106)

**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
			<input type="checkbox"/> Security cq.received
Own contribution		(18,106)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		2,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:


Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date		21/12/12	21/12/12

