

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.	A-507	<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 checked="" type="checkbox"/> Semi-deluxe <input 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	20,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	103	N A	
Discount (in Rs. per sft.)	50	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	50/-		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	20,00,000/-	<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	31.12.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by Ch. Venkat Ramana Reddy	Checked by (K. Krishna Prasad):	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 7/7/13	Date: 07/07/13	Date: 24/7/13	Date: 24 JUL 2013

SALE DEED AUTHORIZATION FORM

Project	M/s. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. JAGANNATH GIRISH BALLA		
Flat / Bungalow No.	507	Area	1010
Land Area	46.29		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	20,00,000
B	Stamp duty & registration charges	1,24,500
C	Service Tax @ 3.625% on Sale Deed	72,500
D	VAT @ 1.25% on Sale Consideration	25,000
E	Total Taxes (B + C + D)	2,22,000
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	22,22,000
I	Total Amount Paid	21,30,410
J	Balance Amount Payable (H-I)	91,590

K	Amount for Sale Deed	20,00,000
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:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	SBI		HL Cq. Amount 1,00,000

FINAL RELEASE

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)		(8,410)	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)		2,22,000	Paid Through HL
			Security cq.received Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	31/3/16	31/3/16	31/3/16	

Approved by
61 APR 2016
SOHAM MOJJI
MANAGING DIRECTOR

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

Flat No.	507
Name of Buyer	Jagannadh Girishballa

A.	Total sale consideration.	20,00,000
B.	Less: Discount for on time payments.	NIL
C.	Less: Other discounts- Spl. Discount given in lieu of construction delayed	12,500
D.	Add: Reg. Charges	1,20,000
E.	Add: VAT	25,000 + 740 =25,740
F.	Add: Service Tax.	50,027 + 13,811 +187+644 =64,669
G.	Add: Extra Specs Charges (revised)	14,800
H.	Add: Misc. Charges	4,300 + 390 + 15,000 +6,060 +50 +152 +194 =26,146
I.	Less: Amount paid	22,30,410
J.	Add: Interest Amount to be charged	NIL
K.	Balance amount Due	8,445
L.	Refund if any	NIL
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	(-) 62,413
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.

Subject to MD Sir Approval

	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	Accountant	Samba Siva Rao / Jayaprakash	Managing Partner: Soham Modi
Date: 03/05/16	Date: 04/05/16	Date: 04/05/16	Date: 04/05/16

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