

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.	523	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	35.50	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	840	<input checked="" 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 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 (as per declaration form)	17,35,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	168	N A	
Sale Deed value	17,35,000/-	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.12.2018 ✓	<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):
Sign:	Sign:	Sign:	Sign:
Date: 17/6/17	Date: 17/6/17	Date: 19/06/17	Date: 19 JUN 2017

**APPROVED BY**  
19 JUN 2017  
SOHAM MODI  
MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARMAOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. VANITHA D.GANAPAVARAM		
Flat / Bungalow No.	523	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	17,35,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	76,188
D	Add: GST @ 12%	49,200
E	Total Taxes (B + C + D)	1,29,888
F	Total amount payable (A+E)	18,64,888
G	Total Amount Paid	13,25,000
H	Balance Amount Payable (F-G)	5,39,888

K	Sale Deed Value	17,35,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	10,80,000	-	10,80,000
N	Own contribution (including taxes)	7,84,888	13,25,000	(5,40,112)

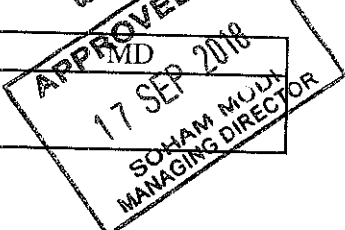
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		(5,40,112)	Not required
			Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		10,80,000	Not required
			Collect cq.at the time of registration
			Security cq.received

**Remarks:**

# Mutation and registration exp paid by customer
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date				


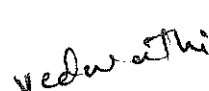
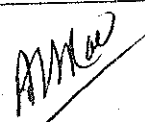

**Authorization form for handing over the possession of flat in 'Paramount Avenue'**

Villa / Flat No.	523
Name of Buyer	VANITHA

A.	Total sale consideration.	Rs 17,35,000/-
B.	Less: Discount for on time payments.	Rs. 42,000/-
C.	Less: Other discounts-Discout not shown in sale consideration amount.	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,04,112/-
E.	Add: VAT	Rs. 16,563
F.	Add: Service Tax	Rs. 59,625
G.	Add : GST	Rs. 49,200 + 1,350=50,550/-
H.	Add: Extra Specs Charges	Rs. 7,500
I.	Add: Misc. Charges	Rs. 4,300 + 390 + 15,000 + 7,560 + 50 + 4,00,000(refund)= 4,27,300
J.	Less: Amount paid	Rs 25,25,000/-
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 1,66,350/-
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. (85,833)
M	Maintenance charges due from	1 <sup>st</sup> December '18
N	Buyer Info database balance	Rs. (1,66,350)
O	Tally balance	Rs. (1,66,350)
P	Remarks: Corpus fund & advance 6 months maintenance charges & Membership fee 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> Dec '18)	
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: 10/11/18	 Vedwathi Accountant Date: 10/11/18	 Samba Siva Rao Date: 10/11/18	 <b>APPROVED BY</b> Managing Partner. Sohams Modi Date: 10/11/18 SOHAMS 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.