

Sale Agreement Authorization Form-PME

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	PARAMOUNT ESTATES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Flat no.	325	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Land area (sq. yds.)	38.50	<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 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)	20,81,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.	176 ✓	N A		
Sale Deed value	20,81,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Construction contract value	20,81,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Installments	Check with booking form.	<input checked="" 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 (venkat):	Checked by (K.Krishna Prasad):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign:	Sign:	Sign:	Sign:	Sign:
Date:	Date:	Date:	Date:	Date:

Note:

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



SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. L V K N RAMALINGESWARA RAO		
Flat / Bungalow No.	325	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	17,81,200
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,13,744
E	Total Taxes (B + C + D)	2,18,244
F	Total amount payable (A+E)	19,99,444
G	Total Amount Paid	20,62,396
H	Balance Amount Payable (F-G)	(62,952)

K	Sale Deed Value	17,81,200
L	Construction Contact value	-

		Total amount	Cheq.released	Balance HL
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	19,99,444	20,62,396	(62,952)

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		(62,952)	<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
Balance HL Amount		-	<input type="checkbox"/> Collect cq.at the time of registration
			<input checked="" type="checkbox"/> Security cq.received

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date			18/12/18	

APPROVED BY
18 DEC 2018
SOHAM MODI
MANAGING DIRECTOR

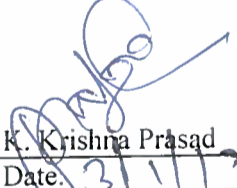



Authorization form for handing over the possession of Flat in 'Paramount Avenue'

Flat No.	325
Name of Buyer	Mr. RAMA LINGESWARA RAO

A.	Total sale consideration.	Rs. 17,81,200
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Spl. discount	Rs. 80,000/-
D.	Add: Reg. Charges	Rs.1,06,872
E.	Add: VAT	Rs NA
F.	Add: Service Tax	Rs.NA
G.	Add : GST	Rs.2,13,744 + 2,196=2,15,940
G.	Add: Extra Specs Charges	Rs. 12,200
H.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690/-
I.	Less: Amount paid	Rs. 20,62,396
J.	Balance amount Due	Rs.NIL
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.21,494
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. (1,713)
M.	Maintenance charges due from	1 st Feb'19
N.	Buyer Info database balance	Rs. (21,494)
O.	Tally balance	Rs. (21,494)
P.	Remarks:	
	Corpus Fund Rs.15,000/- to be collected	
	Maintenance charges @ Rs.1,260/-to be collected for initial six months	
	Membership fee Rs.50/- to be collected	

	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: 3/1/19	 Accountant Date: 2/1/19	 Samba Siva Rao Date: 3/1/19	 Managing Partner Soham Modi Date: 3/1/19
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APPROVED BY
-7 JAN 2019
SOHAM MODI
MANAGING DIRECTOR

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