

Sale Agreement Authorization Form

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 type="checkbox"/> Yes	<input type="checkbox"/> No
Flat no.	126	<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 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 the booking form	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Schedule of flat	Check with the booking form	<input 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 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 type="checkbox"/> Yes	<input type="checkbox"/> No
Total sale Consideration (as per declaration form)	22,08,000/-		
PPT No.	192	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Sale Deed value	22,08,000/-	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Construction contract value	-----	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Installments	Check with the booking form	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Date of completion	30-01-2019		
Remarks			
Prepared by :		Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>		Sign: <i>[Signature]</i>	Sign: APPROVED BY
Date: <i>[Date]</i>		Date: <i>19-11-2018</i>	Date: 19 NOV 2018

APPROVED BY
19 NOV 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES -PARAMOUNT AVENUE		
Buyer Name	MS. JUNNA PRIYANKA		
Flat / Bungalow No.	126	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	22,08,000
B	Add : Stamp duty & registration charges, Mutation exp	1,37,280
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	-
E	Total Taxes (B + C + D)	1,37,280
F	Total amount payable (A+E)	23,45,280
G	Total Amount Paid	7,56,200
H	Balance Amount Payable (F-G)	15,89,080

K	Sale Deed Value	22,08,000
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	15,00,000	-	15,00,000
N	Own contribution (including taxes)	8,45,280	7,56,200	89,080

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		89,080	<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		15,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

HOUSING LOAN EXPECTING:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

APPROVED BY
20 MAY 2019
 SOHAM MODI
 MANAGING DIRECTOR




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

Flat /Villa No.	126
Name of Buyer	J.Priyanka Junna

A.	Total sale consideration.	Rs. 22,08,000/-
B.	Less: Discount for on time payments.	Rs. NIL
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,32,492/-
E.	Add: VAT	Rs. NIL
F.	Add: Service Tax	Rs. NIL
G.	Add: GST	Rs. 2,64,960 +1,188=2,66,148
H.	Add: Extra Specs Charges	Rs.6,600
I.	Add: Misc. Charges	Rs. 4,300 + 390 +500 = 5,190
J.	Less: Amount paid	Rs. 26,08,000/-
K.	Balance amount Due	Rs. 10,430
L.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.(66,382)
M	Maintenance charges due from	1 st July 2019
N	Buyer Info database balance	Rs. 10430
O	Tally balance	Rs. 10629
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month (Rs. 7,560) collected	
	Membership fee Rs.50/- 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	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 21/6/17	Date: 21/6/17	Date:

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