Sale Agreement Authorization Form

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	PARAMOUNT AVENUE	☑ Yes ☐ No
Vendor	PARAMOUNT ESTATES	☑ Yes ☐ No
Flat no.	128	☑ Yes ☐ No
Land area (sq. yds.)	38.50	☑ Yes ☐ No
Built-up-area (sft)	840	☑ Yes ☐ No
Car Parking No		☑ Yes ☐ No
Type	☐ Semi-deluxe ☑ Deluxe	☐ Yes ☐ No
Buyers name, age, address, etc.		☑ Yes ☐ No
Schedule of flat		☑ Yes ☐ No
Boundaries: North	Open to sky	☑ Yes ☐ No
South	Open to sky	☑ Yes ☐ No
East	Open to sky	☑ Yes ☐ No
West	6'-6" wide corridor	☑ Yes ☐ No
Total sale Consideration (as per declaration form)	20,56,000/-	☑ Yes ☐ No
PPT No.	172	
Sale Deed value	20,56,000/-	☑ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments		☐ Yes ☐ No
Date of completion	31.12.2018	☑ Yes ☐ No
Remarks		

Prepared by :	Checked by :	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign: Vedavathi	Sign:
Date: 21/8/18	Date: 21/8/18	Date: 21/8/18	Date:

APPROVED BY
22 AUG 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMONT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. N. ARIE WALTER		
Flat / Bungalow No.	128	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	20,56,000
B	Add : Stamp duty & registration charges, Mutation exp	1,28,672
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,46,720
E	Total Taxes (B + C + D)	3,75,392
F	Total amount payable (A+E)	24,31,392
G	Total Amount Paid	23,35,000
H	Balance Amount Payable (F-G)	96,392

K	Sale Deed Value	10,28,000
L	Construction Contact value	10,28,000

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	10,00,000	9,00,000	1,00,000
N	Own contribution (including taxes)	14,31,392	14,35,000	(3,608)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
		-		Not required
				Collect cq.at the time of registration
Own contribution	Cq. No.	Amount		Security cq.received
		(3,608)	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount		Security cq.received
		1,00,000	✓	Not required
				Collect cq.at the time of registration

Remarks:

Stampduty Paid by Paramount Estates

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	CMD
Sign				
Date	21/11/18	21/11/18	21/11/18	

APPROVED BY
21 NOV 2018
SOHAM MODI
MANAGING DIRECTOR

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

Flat /Villa No.	128
Name of Buyer	ARIE WALTER

A.	Total sale consideration.	Rs. 20,56,000	
B.	Less: Discount for on time payments.	Rs. NIL	
C.	Less: Other discounts	Rs. NIL	
D.	Add: Reg. Charges	Rs. 1,23,360+12=1,23,372/-	
E.	Add: VAT	Rs.NA	
F.	Add: Service Tax	Rs. NA	
G.	Add: GST	Rs. 2,46,720 + 1,476 =2,48,196	
H.	Add: Extra Specs Charges	Rs. 8,200	
I.	Add: Misc. Charges	Rs. 4,300 + 390 +500=5,190	
J.	Less: Amount paid	Rs. 24,35,000	
K.	Balance amount Due	Rs. NIL	
L.	Refund	☑ Yes ☐ No	Rs.5,958
M.	Interest Payable	☐ Yes ☑ No	Rs.71,738
M	Maintenance charges due from	1st February 2019	
N	Buyer Info database balance	Rs. 5958	
O	Tally balance	Rs. 5958	
P	Remarks:		
	Corpus Fund Rs. 15,000/- to be collected		
	Maintenance charges @Rs.1.50 per sft per month to be collected		
	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	Accountant	Samba Siva Rao	Managing Partner Soham Modi
Date: 4/1/19	Date: 4/1/19	Date: 5/1/19	Date: 5 JAN 2019

APPROVED BY
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.