

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	228	<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 type="checkbox"/> Yes <input checked="" 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 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6' Wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	18,96,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	170 ✓		
Sale Deed value	18,96,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	nil ↵	<input 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	31-12-2018	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by :	Checked by : k.krishna prasad	Checked by (Accountant):	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date:	Date:	Date: 31/07/17	Date:

**APPROVED BY**  
 31 JUL 2017  
 SUHAM MOJI  
 MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. RAJEEV KUAR SAHU		
Flat / Bungalow No.	228	Area	840.00
Land Area	38.50		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	18,96,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,27,520
E	Total Taxes (B + C + D)	2,32,320
F	Total amount payable (A+E)	21,28,320
G	Total Amount Paid	17,73,020
H	Balance Amount Payable (F-G)	3,55,300

K	Sale Deed Value	18,96,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	17,00,000	13,16,000	3,84,000
N	Own contribution (including taxes)	4,28,320	4,57,020	(28,700)

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		(28,700)	Not required
Balance HL Amount			Collect cq.at the time of registration
		3,84,000	Security cq.received
			Not required
			Collect cq.at the time of registration

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

  
**APPROVED BY**  
 MD  
 06 NOV 2018  
 SUHAM MOJI  
 MANAGING DIRECTOR

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

Flat /Villa No.	228
Name of Buyer	Rajeev

A.	Total sale consideration.	Rs. 18,96,000/-
B.	Less: Discount for on time payments.	Rs. 21,000/-
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs. Payment by customer
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 2,27,520 + 1,391 = 2,28,911 <i>OK</i>
H.	Add: Extra Specs Charges	Rs. 7,725
I.	Add: Misc. Charges	Rs. 4,300 + 390 + 15,000 + 7,560 + 50 = 27,300
J.	Less: Amount paid	Rs. 21,57,020
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 18084/-
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 2,157 <i>not fine list?</i>
M	Maintenance charges due from	1 <sup>st</sup> February 2019
N	Buyer Info database balance	Rs. (18,084)
O	Tally balance	Rs. (18,084)
P	Remarks:	
	Corpus Fund Rs. 15,000/- collected	
	Maintenance charges @Rs.1.50 per sft per month 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:

<i>[Signature]</i> K. Krishna Prasad Date: <i>5/1/19</i>	<i>[Signature]</i> Accountant Date: <i>5/1/19</i>	<i>[Signature]</i> Samba Siva Rao Date: <i>5/1/19</i>	<i>[Signature]</i> Managing Director Soham Modi Date:
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**APPROVED BY**  
07 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 buver.