

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.	C - 715	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	55.46	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1210	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No	ONE CAR	<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.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	6'-6" wide corridor	<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 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)	28,63,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	168		
Sale Deed value	28,63,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments		<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 : Venkatramana Reddy	Checked by : K. Krishna Prasad	Checked by (Accountant):	Approved by (M.D.)
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 12/7/17	Date: 12/7/17	Date: 12/07/17	Date: 12 JUL 2017

APPROVED FOR CONSTRUCTION
12 JUL 2017
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT RESIDENCY		
Buyer Name	MR. VULLI SUDHAKAR		
Flat / Bungalow No.	715	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	28,63,500
B	Add : Stamp duty & registration charges, Mutation exp	1,76,110
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	3,43,620
E	Total Taxes (B + C + D)	5,19,730
F	Total amount payable (A+E)	33,83,230
G	Total Amount Paid	28,54,600
H	Balance Amount Payable (F-G)	5,28,630

K	Sale Deed Value	28,63,500
L	Construction Contact value	-


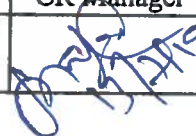
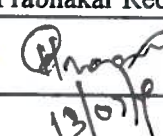
		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	25,00,000	22,00,000	3,00,000
N	Own contribution (including taxes)	8,83,230	6,54,600	2,28,630

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		2,28,630	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		3,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date		13/07/19	13/07/19	





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

Flat /Villa No.	715
Name of Buyer	VULLI SUDHAKAR

A.	Total sale consideration.	Rs. 28,63,500
B.	Less: Discount for on time payments.	Rs. 1,21,000/-
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,71,822 + 30 = 1,71,852
E.	Add: VAT	Rs. 2,813
F.	Add: Service Tax	Rs. 10,125
G.	Add: GST	Rs. 3,43,620 + 1,656 + 774 = 3,46,050
H.	Add: Extra Specs Charges	Rs. 9,202
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 31,54,600 + 1,10,000 = 32,64,600
K.	Balance amount Due	Rs. 22,602 + 30 = 22,632 ✓ paid
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. NIL
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 9,229
M	Maintenance charges due from	1 st September 2019
N	Buyer Info database balance	Rs.
O	Tally balance	Rs.
P	Remarks:	
	Corpus Fund Rs. 20,000/- to be collected ✓	
	Maintenance charges @Rs. 1.50 per sft per month (Rs. 10,890) to be collected ✓	
	Membership fee Rs. 50/- to be collected. ✓	
	15,830-00 paid	
	15,110-00 Transfer from 215	

	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: 06/11/19	 Accountant Date: 8/11/19	 Samba Siva Rao Date: 8/11/19	 Managing Partner: Soham Modi Date: 11/11/19
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APPROVED BY
11/11/2019
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.