

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.	128	<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 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	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 checked="" 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)	20,56,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	172		
Sale Deed value	20,56,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments		<input 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	Checked by	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>Nedawathi</i>	Sign: <i>[Signature]</i>
Date: 21/8/18	Date: 21/8/18	Date: 21/8/18	Date: <i>[Signature]</i>

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:

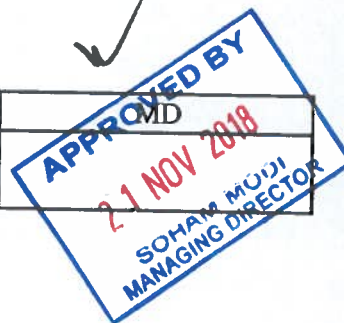
	Cq. No.	Amount	Security cq.received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Own contribution			Security cq.received
		(3,608)	Not required
			Collect cq.at the time of registration
Balance HL Amount			Security cq.received
		1,00,000	Not required
			Collect cq.at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

Remarks:

Stampduty Paid by Paramount Estates

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>Medwathi</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	21/11/18	21/11/18	21/11/18



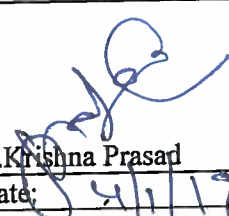
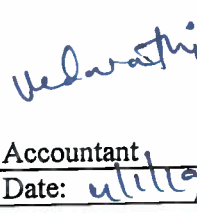


Authorization form for handing over the possession of Flat in 'Paramount Avenue'

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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.5,958
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.71,738
M	Maintenance charges due from	1 st 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 Date: 5/1/19	 Accountant Date: 5/1/19	 Samba Siva Rao Date: 5/1/19	
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- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.