

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.	222	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	46.29	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1010	<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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input 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)	34,04,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	168		
Sale Deed value	24,04,500/-	<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	31.01.2019 ✓	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by : Venkatramana Reddy	Checked by : K. Krishna Prasad	Checked by (Accountant):	Approved by (MD):
Sign: <i>Venkat</i>	Sign: <i>K. Krishna Prasad</i>	Sign: <i>Prasad</i>	Sign: <i>[Signature]</i>
Date: 17/7/17	Date: 17/7/17	Date: 17/07/17	Date: 17 JUL 2017

APPROVED BY
17 JUL 2017
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MR. DIMMALA SWARNA RAJU		
Flat / Bungalow No.	D-322	Area	1010.00
Land Area	46.29		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	24,04,500
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	2,61,540
E	Total Taxes (B + C + D)	2,66,340
F	Total amount payable (A+E)	26,70,840
G	Total Amount Paid	23,38,975
H	Balance Amount Payable (F-G)	3,31,865

K	Sale Deed Value	24,04,500
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	18,56,000	14,65,000	3,91,000
N	Own contribution (including taxes)	8,14,840	8,73,975	(59,135)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		(59,135)	Not required
			Collect cq.at the time of registration
Balance HL Amount		3,91,000	Not required
			Collect cq.at the time of registration

Remarks:

* Stamp duty Paid by Paramount Estates.	
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date			09/10/2018



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

Villa / Flat No.	322
Name of Buyer	D.SWARNA RAJU

A.	Total sale consideration.	Rs 24,04,500/-
B.	Less: Discount for on time payments.	Rs. 25,250/- <i>Subject to approval</i>
C.	Less: Other discounts-Spl. discount	Rs. 1,00,000/-
D.	Add: Reg. Charges	Rs. 1,44,312
E.	Add: VAT	Rs.313
F.	Add: Service Tax	Rs.1,125
G.	Add : GST	Rs. 2,85,540+3,123=
H.	Add: Extra Specs Charges	Rs.17,350/-
I.	Add: Misc. Charges	Rs. 4,300 + 390=4,690
J.	Less: Amount paid	Rs. 27,29,975
K.	Balance amount Due	Rs.1,428 + 4,300 = 5,728/-
L.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. Nil
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs .3,342 <i>Not finalized</i>
M	Maintenance charges due from	1 st December 18
N	Buyer Info database balance	Rs. 5728
O	Tally balance	Rs. 5728
P	Remarks: Corpus fund Rs.15,000/- & advance 6 months maintenance charges @ Rs.1.50per sft per month -Rs.9,090/- & Membership fee Rs.50/-collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form /paid fees	✓
2.	No Due Certificate signed	✓
3.	6 PDC for Maintenance Charges collected (from 1 st December 2018)	✓
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: 27/11/18	<i>[Signature]</i> vedawathi Accountant Date: 27/11/18	<i>[Signature]</i> Samba Siva Rao Date: 27/11/18	APPROVED BY 02 NOV 2018 Managing Director Sohan K. MODI MANAGING DIRECTOR
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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.
3. Mention details of eligibility of special offers in remarks column.