

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.	215	<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		<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 type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	28,64,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	169		
Sale Deed value	28,64,500/-	<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	31.03.2019	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by : Venkatramana Reddy	Checked by : K. Krishna Prasad	Checked by (Accountant): Amar	Approved by (MD):
Sign:	Sign:	Sign:	Sign:
Date: 22/8/17	Date: 22/8/17	Date: 22/08/17	Date: 21 AUG 2017

**APPROVED BY**  
  
**SOHAM MODI**  
 MANAGING DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S.PARAMOUNT ESTATES - PARAMOUNT RESIDENCY		
Buyer Name	MR. VULLI SREEDHAR		
Flat / Bungalow No.	215	Area	1210.00
Land Area	55.46		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	28,64,500
B	Add : Stamp duty & registration charges, Mutation exp	1,76,170
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 18%	3,43,740
E	Total Taxes (B + C + D)	5,19,910
F	Total amount payable (A+E)	33,84,410
G	Total Amount Paid	29,22,534
H	Balance Amount Payable (F-G)	4,61,876

K	Sale Deed Value	28,64,500
L	Construction Contact value	-

		Total amount	Cheq.released	Chq. Ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	33,84,410	29,22,534	4,61,876

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		4,61,876	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	<i>[Signature]</i>
Date			13/07/19


  
**APPROVED BY**  
 13 JUL 2019  
 SOHAM MANJUNATH  
 MANAGING DIRECTOR

Flat /Villa No.	215
Name of Buyer	VULLI SRIDHAR

A.	Total sale consideration.	Rs. 28,64,500
B.	Less: Discount for on time payments.	Rs. 60,500 <i>Subject to approval</i>
C.	Less: Other discounts	Rs. NIL
D.	Add: Reg. Charges	Rs. 1,71,912
E.	Add: VAT	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: GST	Rs. 3,43,740 +2,052 +774 =3,46,566 <i>Dr.</i>
H.	Add: Extra Specs Charges	Rs. 11,400
I.	Add: Misc. Charges	Rs.4,300 +390 =4,690
J.	Less: Amount paid	Rs. 33,84,610
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs.46,042/-
M.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.9,421 <i>Not finalised</i>
M	Maintenance charges due from	1 <sup>st</sup> September 2019
N	Buyer Info database balance	Rs. (16,042)
O	Tally balance	Rs. (16,042)
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. ✓	
	<i>Some flat</i> Excess Rs to be Adjusted Association and Flat No. 705.	

	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	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<b>APPROVED BY</b> 08 AUG 2019 Managing Partner: Sohan Modi <b>SOHAM MODI</b> MANAGING DIRECTOR
Date: 8/8/19	Date: 8/8/2019	Date: 9/8/19	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.