

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.	522	<input checked="" 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 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	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)	24,04,500/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	169 ✓		
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	31.03.2019	<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: 4/9/17	Date: 04/09/17	Date: 04/09/17	Date: 04/09/17

**APPROVED BY**  
04 SEP 2017  
SOUTH  
MANAGEMENT DIRECTOR

**SALE DEED AUTHORIZATION FORM**

Project	M/S. PARAMOUNT ESTATES - PARAMOUNT AVENUE		
Buyer Name	MRS. PADMA RAVULA		
Flat / Bungalow No.	D-522	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%	12,938
D	Add: GST @ 12%	2,61,540
E	Total Taxes (B + C + D)	2,79,278
F	Total amount payable (A+E)	26,83,778
G	Total Amount Paid	24,97,990
H	Balance Amount Payable (F-G)	1,85,788

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

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	17,00,000	14,55,000	2,45,000
N	Own contribution (including taxes)	9,83,778	10,42,990	(59,213)

**Security Cheque Details:**

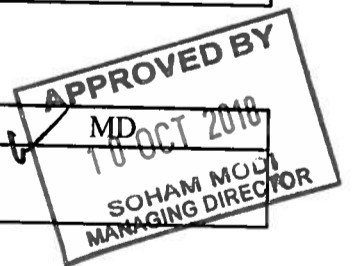
	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		(59,213)	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		2,45,000	Security cq.received
			Not required
			Collect cq.at the time of registration

**Remarks:**

# Stamp duty Paid by Paramount Estates

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>Veenu</i>	<i>Prabhakar Reddy</i>	<i>Prabhakar Reddy</i>
Date			09/10/2018



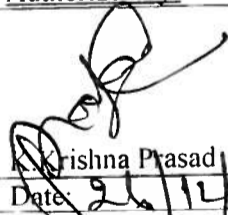
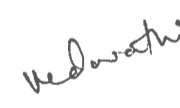


**Authorization form for handing over the possession of Flat in 'Paramount Avenue'**

Flat /Villa No.	522
Name of Buyer	PADMA

A.	Total sale consideration.	Rs. 24,04,500/-
B.	Less: Discount for on time payments.	Rs. 25,250
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs. 1,44,312
E.	Add: VAT	Rs. 2,812
F.	Add: Service Tax	Rs. 10,125
G.	Add: GST	Rs. 2,61,540 + 1,350 = 2,62,890
H.	Add: Extra Specs Charges	Rs. 7,500
I.	Add: Misc. Charges	Rs. 4,300 + 390 = 4,690
J.	Less: Amount paid	Rs. 28,27,375
K.	Balance amount Due	Rs. NIL
L.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, Rs.15,796
M.	Interest Payable	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, Rs.(27,637)
M	Maintenance charges due from	1 <sup>st</sup> February 2019
N	Buyer Info database balance	Rs. (-15,796/-)
O	Tally balance	Rs. (-)15,796/-
P	Remarks:	
	Corpus Fund Rs. 15,000/- to be collected	15,000
	Maintenance charges @Rs.1.50 per sft per month to be collected	4090
	Membership fee Rs.50/- collected.	50
		<u>8,344</u> <u>24,140</u>

	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:

			
Prishna Prasad	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
Date: 26/12/18	Date: 26/12/18	Date: 26/12/18	Date: 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.