

Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Vendor	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-006	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	950	<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 type="checkbox"/> Luxury	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Schedule of flat	Check with booking form.	<input 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 & 6' wide corridor	<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	22,84,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Discount (in Rs. per sft.)	107	N A
On time payment discount ((in Rs. per sft.)	Rs. 50/- SFT	N A
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	Rs. 50/- SFT	
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	22,84,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	25.12.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 6/6/13	Date: 6/6/13	Date: 10/6/13	Date: <i>[Signature]</i>

APPROVED BY
11 JUN 2013
SOHAM MODI
MANAGING DIRECTOR

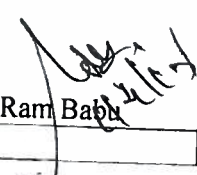
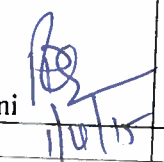
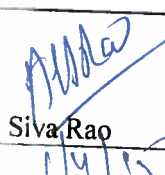

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-205
Name of Buyer	Mr. T. Venu Gopal

A.	Total sale consideration.	22,84,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,37,040/-
E.	Add: VAT	28,100/- + 450 = 28550
F.	Add: Service Tax.	70,687/-
G.	Add: Extra Specs Charges (revised)	3,581/-
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	25,25,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	3,008/- + 450 = 3458
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.15,000/- to be collected.		
Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	36,154/- Not finalised
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 2015

Check List		Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

			
G. B. Ram Babu	Rajyalaxmi	Samba Siva Rao	Managing Partner
Date:	Date:	Date:	Date:

APPROVED BY
 01 APR 2015
 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.