

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.	A-002	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1220	<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 checked="" 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 type="checkbox"/> Yes <input type="checkbox"/> No
East	6' wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	28,73,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	112	NA
Discount (in Rs. per sft.)	50	NA
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	50	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	28,73,780/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	30.12.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

^{Postal} Address changed by customer.

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G.B. Ram Babu</i>	Sign: <i>Roopa</i>	Sign: <i>[Signature]</i>
Date: <i>13/09/13</i>	Date: <i>13/9/13</i>	Date: <i>13/9/13</i>	Date: <i>[Signature]</i>

APPROVED BY
16 SEP 2013
SOHAM MODI
MANAGING DIRECTOR

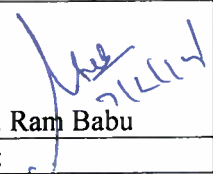
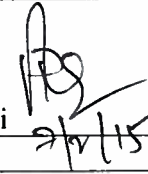
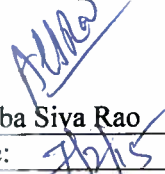
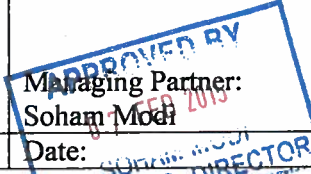
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	A-002
Name of Buyer	Mr. Koppula Ravi Prakash

A.	Total sale consideration.	28,73,780/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,72,440/-
E.	Add: VAT	35,923/-
F.	Add: Service Tax.	89,128/- - 283 = 88905
G.	Add: Extra Specs Charges (revised)	3,407/-
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	31,76,705/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	2,573/- 2347/-
L.	Refund if any	
Remarks: service tax charged @3.09% on sale consideration.		
Vat charged @ Rs.1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected. AMM		
Maintenance charges @ Rs.1200/- pm to be collected. 7254:		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	1,67,605/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	Aug 14

	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 Date:	 Rajalaxmi Date: 7/11/15	 Samba Siya Rao Date: 7/11/15	
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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.