

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-006	<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 type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Buyers name, age, address, etc.	Check with booking form.	<input 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	6'-6" wide corridor & Open to sky	<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	28,74,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	<del>A/H</del> 102	N A
Discount (in Rs. per sft.)	NIL	N A
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	13,42,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	15,32,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	30.06.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

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: 18/1/13	Date: 18/1/13	Date: 18/1/13	Date: 30 JAN 2013

**APPROVED BY**  
30 JAN 2013  
MANAGING DIRECTOR

**Sale Deed Authorization Form**

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	MR. H. SRIRAMA MURTHY		
Flat / Bungalow No.	A-006	AREA	1220
Land Area	74.12		Semi / Deluxe / <b>Luxury</b>
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	2874000
B.	Stamp duty & registration charges	176940
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	88807
D.	VAT @ 1.25% on Sale Agreement	35925
E.	Total taxes (B + C + D)	301672
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	31,75,672
I.	Total amount paid	26,74,000
J.	Balance amount payable (H - I)	501672

K.	Amount for Sale Deed	28,74,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	-
O.	Margin Money (A - N)	-

**Housing Loan Details**

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 <sup>st</sup> installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	SBI	22/9/14		To be released 200200

**Security Cheque Details**

1 <sup>st</sup> installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		200200	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration

**Remarks:**

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**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD <input checked="" type="checkbox"/>
Sign				
Date:	22/9/14	22/9/14	22/09/14	

**APPROVED BY**  
 22 SEP 2014  
 SCHARMOO  
 MANAGING DIRECTOR

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.  
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit

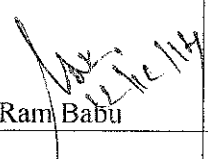
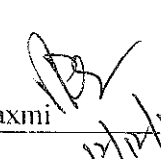
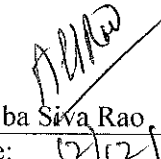
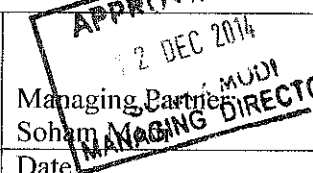
**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	A-006
Name of Buyer	Mr. H. Sriram Murthy

A.	Total sale consideration.	28,74,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,72,440/-
E.	Add: VAT	35,725/-
F.	Add: Service Tax.	88,807/-
G.	Add: Extra Specs Charges (revised)	5,707/-
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	31,75,700/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	5,579/- - VISTA HOMES
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected VISTA HOMES OWNER'S Association		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months 7250/-		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	55,946/- not finalized
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	August 2014

	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	h

Authorized by:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siva Rao	
Date: 12/12/14	Date: 12/12/14	Date: 12/12/14	Date: 12/12/14

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

Interest calculation for delayed payments.

Project Name	Vista Homes					
Flat no.	A-006					
Customer Name	Mr. Sriram Murthy					
Booked by	Gopi					
Prepared by	Pavan					
Date	24.11.2014					
Sign						
Interest rate	18	% p.a.				

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
31-Dec-12	25000	Booking amount	-	-	-	25,000
02-Jan-13	-25000	Booking amount	2	25,000	25	-
15-Jan-13	200000	1st Instalment	13	-	-	200,000
16-Jan-13	-200000	amount received	1	200,000	99	-
15-Feb-13	400000	2nd Instalment	30	-	-	400,000
18-Feb-13	-400000	Cheque received	3	400,000	592	-
23-Jun-13	1124500	3rd Instalment - slab	125	-	-	1,124,500
29-Aug-13	-1124500	Payment Received	67	1,124,500	37,155	-
28-Nov-13	674700	4th Instalment	91	-	-	674,700
23-Dec-13	-674700	amount received	25	674,700	8,318	-
17-Jun-14	249800	5th Instalment	176	-	-	249,800
01-Jul-14	74908	service tax upto 31.03	14	249,800	1,725	324,708
22-Jul-14	-249800	amount received	21	324,708	3,363	74,908
31-Aug-14	200000	Oncompletion	40	74,908	1,478	274,908
23-Sep-14	-301700	amount received	23	274,908	3,118	(26,792)
24-Sep-14	35725	vat	1	(26,792)	(13)	8,933
14-Oct-14	-200000	amount received	20	8,933	88	(191,067)
	(191067)			Approx Interest Payable	55,946	

Note:  
 Column A, B & C: Enter Installemnts & payments received  
 Column B: Enter receivables as positive amounts & payments received as negative amounts.  
 Cloumns D to G: Do not change.  
 Sort columns A , B & C in accending order.  
 Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. \_\_\_\_\_ (or)  Interest waived

Allow on-time payment discount (or)  Reduce on-time payment discount to Rs. Nil.

Signature of Manager: \_\_\_\_\_ Date: \_\_\_\_\_

Signature of M.D.: \_\_\_\_\_ Date: \_\_\_\_\_

**APPROVED BY**  
 12 DEC 2014  
 SRIRAM MURTHI  
 MANAGING DIRECTOR

dt. 12/12/14  
 Subj. First disbursement  
 No. Outlines payment disbursement  
 All. waiver of interest

*[Handwritten Signature]*  
 12/12/14