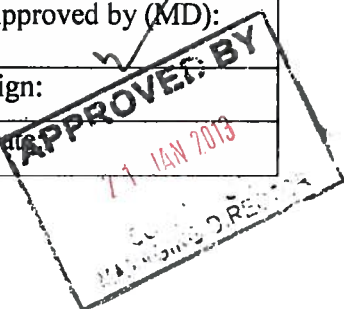


Sale Agreement Authorization Form-VISTA

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-203	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	950	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	57.71	<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 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 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	2189000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	1045000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	1144000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	24.06.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Vineela):	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: 10/01/2013	Date: 10/01/13	Date: 10/01/13	Date: 10/01/13



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

Flat No.	A-203
Name of Buyer	Dr, Sutapa Ghosh

A.	Total sale consideration.	21,89,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,31,340/-
E.	Add: VAT	27,363/-
F.	Add: Service Tax.	67,640/-
G.	Add: Extra Specs Charges (revised)	2,500/- <i>— Subject approval</i>
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	24,20,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	2,443/- <i>(1) 25291/-</i>
L.	Refund if any	<i>2992/-</i>
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.15,000/- to be collected. <i>VISTA HOMES OWNERS ASSOCIATION</i>		
Maintenance charges @ Rs.1000/- pm to be collected for initial six months <i>8/12/2016</i>		
Membership fee of Rs.50/- to be collected. <i>20/5/16</i>		
M	Interest Amount as calculated	15,945/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	<i>Aug 19</i>

Revised

VILLA HOMES

VISTA HOMES OWNERS ASSOCIATION

20/5/16

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
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:

<i>G.B. Ram Babu</i> Date: <i>19/11/14</i>	<i>Rajalaxmi</i> Date: <i>19/11/14</i>	<i>Samba Siva Rao</i> Date: <i>19/11/14</i>	<i>APPROVED BY</i> Managing Partner: <i>Soham Modi</i> Date: <i>19/11/14</i> <i>SURAJ MOJI</i> MANAGING DIRECTOR
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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.