

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-401	<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 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	Open to sky & 6' wide corridor	<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.	113	N A
Discount (in Rs. per sft.)	50	N A
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	16.01.2015	<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: 23/9/13	Date: 23/9/13	Date: 23/9/13	Date: 23 SEP 2013

SUDHAN MISHRA  
MANAGING DIRECTOR

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

Flat No.	A-401
Name of Buyer	Mr. D.A.R. Babu

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	35,922/-
F.	Add: Service Tax.	88,780/-
G.	Add: Extra Specs Charges (revised)	3,507/- <i>Subject to approval</i>
H.	Add: Misc. Charges	4,690/-
I.	Less: Amount paid	31,75,430/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	3,689/- <i>vide chq. no. 546793</i>
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/- <del>to be</del> collected <i>vide chq. no. 546794 dt. 4/3/15</i>		
Maintenance charges @ Rs.1200/- pm <del>to be</del> collected for initial six months <i>chq. no. 546795 x 996 + 2400/- mod 15)</i>		
Membership fee of Rs.50/- <del>to be</del> collected <i>[maint chqs collected from aug '14 to</i>		
M.	Interest Amount as calculated	69,014/- <i>Not finalised.</i>
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	--

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Soham Modi
Date: <i>16/12/14</i>	Date: <i>16/12/14</i>	Date: <i>16/12/14</i>	Date: <i>17 DEC 2014</i>

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

**APPROVED BY**  
**SOHAM MODI**  
**MANAGING DIRECTOR**

Interest calculation for delayed payments.						
Project Name	Vista Homes					
Flat no.	A-401					
Customer Name	Mr. D.A. R. Babu					
Booked by	Naveena					
Prepared by	Pavan					
Date	13.12.2014					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
16-Jul-13	25000	Booking Amount	-	-	-	25,000
22-Jul-13	-25000	Booking Amount	6	25,000	74	-
31-Jul-13	200000	1st Installment	9	-	-	200,000
22-Aug-13	-200000	Payment Received	22	200,000	2,170	-
31-Aug-13	400000	2nd Installment	9	-	-	400,000
20-Sep-13	-400000	Payment Received	20	400,000	3,945	-
05-Nov-13	1124390	7days on completion o	46	-	-	1,124,390
12-Dec-13	-748780	amount received	37	1,124,390	20,516	375,610
27-Feb-14	674634	7days on completion o	77	375,610	14,263	1,050,244
25-Mar-14	-1000000	amount received	26	1,050,244	13,466	50,244
17-Jun-14	249756	on completion of floor	84	50,244	2,081	300,000
01-Jul-14	73349	service tax upto 31.03.	14	300,000	2,071	373,349
01-Jul-14	-300000	amount received	-	373,349	-	73,349
01-Aug-14	200000	On completion	31	73,349	1,121	273,349
14-Oct-14	-301650	amount received	74	273,349	9,975	(28,301)
01-Dec-14	-150000	amount received	48	(28,301)	(670)	(178,301)
01-Dec-14	-50000	amount received	-	(178,301)	-	(228,301)
	(228301)		Approx Interest Payable		69,014	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:			Signature of M.D.:			
Date :			Date :			

**APPROVED BY**  
 17 DEC 2014  
 SOHAM MOUJ  
 MANAGING DIRECTOR

Sir,  
 - customer initially booked under OIS  
 and availed HIC for last instalment  
 - No on-time payment discount  
 - Pl. waive off interest  
 15/12/14

**Sale Deed Authorization Form**

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer name	D. APPALA RAJU BABU		
Flat / Bungalow No.	A-401	AREA	1220
Land Area	74.12		Semi / <b>Deluxe</b> / Luxury
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	
B.	Stamp duty & registration charges	28,73,780
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	176,940
D.	VAT @ 1.25% on Sale Agreement	8,880
E.	Total taxes (B + C + D)	35,922
F.	Interest agreed to be paid	30,167
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	31,75,457
I.	Total amount paid	29,75,430
J.	Balance amount payable (H - I)	199,999
K.	Amount for Sale Deed	28,73,780
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
	Andhra			13,09,000. Released

**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
		200,000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required
		-	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Collect cq. at the time of registration <input checked="" type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required
		-	
Total Taxes Amount (E)	Cq. No.	Amount	<input checked="" 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
		30,167	

2,00,000 - to be released

**Remarks:**


**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign			<i>Prabhakar Reddy</i>	<i>M</i>
Date:			17/10/14	

**APPROVED BY**  
17 OCT 2014  
SOHAM MODI  
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 PDCs will be...