

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	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	C-004	<input checked="" 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 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	6'-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	2725000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	171-A	N A	
Discount (in Rs. per sft.)	136	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	136		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2725000	<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	17.08.2017	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 9/3/17	Date: 8/3/17	Date: 8/3/17	Date:

APPROVED BY
[Signature]
08 MAR 2017
SOHAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-004		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	950	sft	
B	Undivided share of land	57.71	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	272,500	Rs.	
F	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
G	Registrars Const. Value	1,425,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,475,000	Rs.	G + H + I
L	Sale Deed Amount	1,475,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	(1,202,500)	Rs.	E - L
O	Reg. Charges	93,000	Rs.	L X rate + N X rate + incidental charges
P	Service tax	51,625	Rs.	E @ rate or N @ rate
Q	VAT	3,406	Rs.	E X rate
R	Total Taxes	148,031	Rs.	O + P + Q
P	Total Tax Percentage	54.32	%	R/E
Notes				
1	Registrars rates and other values:			
	Land	7,500	Rs. per sq. yd.	
	Construction	1,500	Rs. per sft	
	Parking	500	Rs. per sft	
	Stamp duty & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	1.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	6.075	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	percent	
	Service tax	3.50	percent	under const. of complex services
	Service tax - Const complex servic	5.60	percent	under works contract
	VAT	1.25	percent	
2	Estimate as per prevailing rates that are subject to change.			
3	Applicability of service tax / VAT may differ from case to case.			
4	Some nationalized banks require registration of construction contract.			

1374

BOOKING FORM

No.:

Name of Purchaser	V. Kumar Suman.			
Name of Father/Spouse	V. Sumitha	Age	43 yrs	
Address:	Quater 512-B, Vidya Nagar, JSW Steel Ltd, Toranagalla, Dist. Bellary, Karnataka - 583 235.			
Occupation:	JSW Steel Ltd.			
Phone	Office	9449598279	Home	9052558757
	Mobile	9740005769	Email	VKS1602@gmail.com
Flat No.	C-plot	Flat Area	950 sft.	
Total Sale Consideration:	Rs. 27,25,000/-			
(In Words)	Rupees Twenty Seven Lakh Twenty Five Thousand Only			
Type of Flat	<input type="checkbox"/> Luxury	<input checked="" type="checkbox"/> Deluxe	<input type="checkbox"/> Semi deluxe	
Booking Amount	Rs. 25,00,000/- (Twenty Five Thousand Only)			
Receipt No:	11730	Date	17/02/2017.	
Payment Terms				
Installment No.	Due Date	Amount		
I Installment	Within 15 days of booking	2,00,000/-		
II Installment	Within 30 days of booking	4,08,750/-		
III Installment	Within 7 days of completing slab	9,45,625/-		
IV Installment	Within 7 days of completing brickwork and internal plastering	5,67,375/-		
V Installment	Within 7 days of completing flooring, bathroom tiles, doors, windows & first coat of paint	3,78,250/-		
VI Installment	On completion	2,00,000/-		
Payment through	<input checked="" type="checkbox"/> Housing Loan	<input type="checkbox"/> Own sources		
Remarks :				
Registration, VAT, & tax and Corpus Fund extra.				
PPT No. 171A				

I hereby declare that I have gone through and understood the terms and conditions mentioned overleaf and shall abide by the same.

Date: 17/02/2017

Place: Hyderabad

Booked by: Kranti

Signature of Purchaser:

For M/s. VISTA HOMES

Signature:

Name:

(SANJEEV SINGH K)

Note:

M/s. Vista Homes, a partnership firm is the Owner / Builder / Developer of Vista Homes. All payments shall be made directly in favour of M/s. Vista Homes. The term Builder shall implicate M/s. Modi Properties Investments Pvt. Ltd. and M/s. Vista Homes.

Rs - 1.62.500

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. V. KUMARA SWAMY		
Flat / Bungalow No.	C-004	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	27,25,000
B	Add : Stamp duty & registration charges and mutation exp	1,70,525
C	Add: Service Tax & VAT @5.75% on 24,33,750/-	1,39,941
D	Add: GST @ 12% on 2,91,250/-	34,950
E	Total Taxes (B + C + D)	3,45,416
F	Total amount payable (A+E)	30,70,416
G	Total Amount Paid	27,46,050
H	Balance Amount Payable (F-G)	3,24,366

I	Sale Deed Value	27,25,000
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready	
K	Housing Loan Sanctioned	21,00,000	18,00,000	3,00,000
L	Own contribution (including taxes)	9,70,416	9,46,050	24,366

Security Cheque Details:

	Cq. No.	Amount	Security cq. received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		24,366	Security cq. received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		3,00,000	Security cq. received
			Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	11/9/17	11/9/17	11/9/17	11/9/17

