

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-207	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	74.12	<input 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 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 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 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 type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	3240000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	159	N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	150	
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	3240000	<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 type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	27.06.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Pavan): Sign: <i>[Signature]</i> Date: <i>27/6/16</i>	Checked by (G. B. Ram Babu): Sign: Date:	Checked by (Accountant): Sign: <i>[Signature]</i> Date: <i>27/06/16</i>	Approved (MID): Sign: <i>[Signature]</i> Date: <i>27 JUN 2016</i> <b>APPROVED BY</b> SOHAM M... MANAGING DIR...
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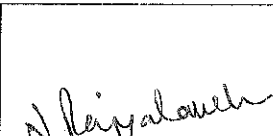
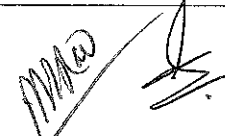

**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	C-207
Name of Buyer	Mrs. B. Sarala

A.	Total sale consideration.	Rs. 32,40,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,94,410/- + 3,240/- ( GHMC )
E.	Add: VAT	Rs. 40,500/-
F.	Add: Service Tax	Rs. <del>1,45,800/-</del> 1,05,994
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,195/-
I.	Less: Amount paid	Rs. 36,29,000/-
J.	Balance amount Due	Rs. <del>145/-</del> 339/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs. —
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No      Rs. Not included.
M.	Maintenance charges due from	October 2017
N.	Buyer Info database balance	Rs. 339/-
O.	Tally balance	Rs. 339/-
P.	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	
	Maintenance charges @ Rs. 1800/- to be collected for initial six months	
	Membership fee of Rs.50/- to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siya Rao	 Managing Partner Soham Modi
Date: 30/11/17	Date:	Date: 19/8/17	Date:

**APPROVED BY**  
AUG 2017  
MANAGING DIRECTOR

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

**SALE DEED AUTHORIZATION FORM**

Project	M/S. VISTA HOMES- VISTA HOMES		
Buyer Name	MRS. BONAGIRI SARALA		
Flat / Bungalow No.	C-207	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	32,40,000
B	Add : Stamp duty & registration charges and mutation exp	2,02,140
C	Add: Service Tax @4.5%	1,45,800
D	Add: VAT @1.25%	40,500
E	Total Taxes (B + C + D)	3,88,440
F	Total amount payable (A+E)	36,28,440
G	Total Amount Paid	25,88,200
H	Balance Amount Payable (F-G)	10,40,240

I	Sale Deed Value	32,40,000
J	Construction Contact value	-

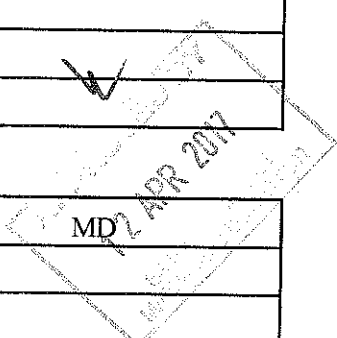
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	28,00,000	18,63,200	9,36,800
L	Own contribution (including taxes)	8,28,440	7,25,000	1,03,440

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution		1,03,440	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		9,36,800	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>Bonagiri Sarala</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	12/4/17	12/4/17	12/4/17	