

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.	H-009	<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	6'-6" wide corridor & Stair case	<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	3057000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)	136	N A
On time payment discount ((in Rs. per sft.)	100	N A
Total Discount (in Rs. per sft.)	50	
Sale Consideration Calculation	150	
Sale Deed value	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	3057000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	15.02.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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: 11/11/14	Date: 11/11/14	Date: 11/11/14	Date: 11/11/14

APPROVED BY
12 NOV 2014
SOHAM MODI
MANAGING DIRECTOR

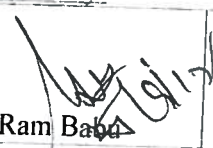
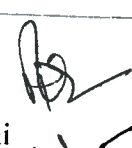

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	H-009
Name of Buyer	Mrs. Lakshmi

A.	Total sale consideration.	30,57,000/-
B.	Less: Discount for on time payments. 9000 <u>61,000</u>	<i>Subject to approval.</i>
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,83,420/-
E.	Add: VAT	38,213/-
F.	Add: Service Tax.	94,461/- + 208 (SI on Extra spaces)
G.	Add: Extra Specs Charges (revised)	5,934/- <i>Subject to approval.</i>
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	33,20,600/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	2,028/- + 208 = <u>2236/-</u> 6236
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.		
Maintenance charges @ Rs.1200/- pm to be collected wef November 15 to April 16		
Membership fee of Rs.50/- collected.		
M	Interest Amount as calculated	6,128/-
N	Service Tax paid to department	Yes
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	November 2015

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:

			Managing Partner: Soham Modi
G. B. Ram Babu	Rajyalaxmi	Samba Siva Rao	Date:
Date:	Date: 22/9/15	Date: 22/9/15	Date:

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