

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.	H-205	<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	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	26,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	159	N A
Discount (in Rs. per sft.)	118	N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)	118	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	26,00,000/-	<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	02.10.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by
(Pavan):

Sign: *Pavan*
Date: 2/07/16

Checked by
(G. B. Ram Babu):

Sign: *G. B. Ram Babu*
Date: 4/7/16

Checked by
(Accountant):

Sign: *N. Kalyan*
Date: 05/07/16

Approved by (MD):

Sign: *Sudam Modi*
Date: 6 JUL 2016
SUDAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type Flat No.	Amount H-205	Units	Formula
	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	2,600,000	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	2,600,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	160,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	91,000	Rs.	E @ rate or N @ rate
Q	VAT	32,500	Rs.	E X rate
R	Total Taxes	284,000	Rs.	O + P + Q
P	Total Tax Percentage	10.92	%	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.

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. ALWIN M VARGHESE		
Flat / Bungalow No.	H-205	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,00,000
B	Add : Stamp duty & registration charges	1,60,300
C	Add: Service Tax @4.5%	1,17,000
D	Add: VAT @1.25%	32,500
E	Total Taxes (B + C + D)	3,09,800
F	Total amount payable (A+E)	29,09,800
G	Total Amount Paid	2,25,000
H	Balance Amount Payable (F-G)	26,84,800

I	Sale Deed Value	26,00,000
J	Construction Contact value	-

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	24,00,000	24,00,000	-
L	Own contribution (including taxes)	5,09,800	2,25,000	2,84,800

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		24,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		2,84,800	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

Mutation exp @ 0.1% of Sale Deed Value: Rs.2600/- Payoder in favour of Commissioner, GHMC

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	09/08/16	09/08/16	09/08/16	09/08/16


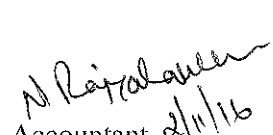


Authorization form for handing over the possession of Flat in 'Vista Homes'

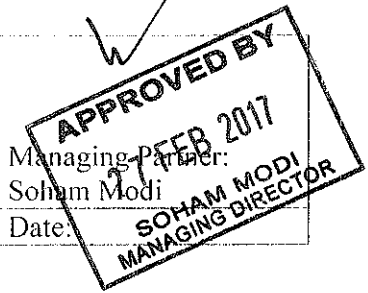
Flat No.	H-205
Name of Buyer	Mr. Alwim M Varghese

A.	Total sale consideration.	Rs. 26,00,000/-
B.	Less: Discount for on time payments.	Rs.nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.1,56,000/- + 2600/- (0.1% of mutation charges)
E.	Add: VAT	Rs.32,500/-
F.	Add: Service Tax	Rs.194/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs.5,100/-
I.	Less: Amount paid	Rs.27,52,800/-
J.	Balance amount Due	Rs. 43,594/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 43,594/-
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	October 2016
N.	Buyer Info database balance	Rs. 43,594/-
O.	Tally balance	Rs. 43,594/-
P.	Remarks:	
	Corpus fund Rs.15,000/- to be collected	collected
	Maintenance charges @ Rs. 1250/- to be collected initial six months	collected
	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 Siva Rao	Managing Partner:
Date:	Date: 2/11/16	Date: 5/11/16	Date: 27 FEB 2017



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

Interest calculation for delayed payments.						
Project Name	Vista Homes					
Flat no.	H-205					
Customer Name	Mr. Alwin M Varghese					
Booked by	Rani					
Prepared by	Pavan					
Date	18.10.2016					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
06-Jun-16	25000	Booking Amount	-	-	-	25,000
08-Jun-16	-25000	amount received	2	25,000	25	-
21-Jun-16	200000	I Installment	13	-	-	200,000
02-Jul-16	-200000	amount received	11	200,000	1,085	-
06-Jul-16	392550	II Installment	4	-	-	392,550
26-Jul-16	1422560	III Installment	20	392,550	3,872	1,815,110
01-Aug-16	359890	IV Installment	6	1,815,110	5,371	2,175,000
08-Aug-16	200000	On Completion	7	2,175,000	7,508	2,375,000
08-Aug-16	2600	Mutation charges	-	2,375,000	-	2,377,600
16-Aug-16	-196000	amount received	8	2,377,600	9,380	2,181,600
22-Aug-16	32500	vat	6	2,181,600	6,455	2,214,100
22-Aug-16	-104800	amount received	-	2,214,100	-	2,109,300
24-Aug-16	-2227000	amount received	2	2,109,300	2,080	(117,700)
25-Aug-16	156000	Registration charges	1	(117,700)	(58)	38,300
25-Aug-16	4300	doc, misc ec	-	38,300	-	42,600
25-Aug-16	500	sro charges	-	42,600	-	43,100
18-Oct-16	-43100	amount payable	54	43,100	1,148	-
	0			Approx Interest Payable	36,866	
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
 16 NOV 2016
SOHAM MODI
 MANAGING DIRECTOR

Sir,
 - H/L released by M/s at due fo.
 - Sl. waiver also submitted
 - no on-time payment discount

[Signature]
 24/10