

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

Flat No.	B-104
Name of Buyer	Mr. Uma Mahesh

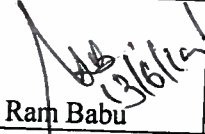
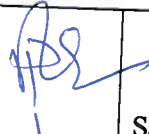
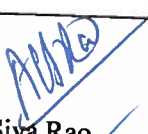
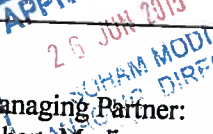
A.	Total sale consideration.	22,12,800/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,32,780/-
E.	Add: VAT	27,660/-
F.	Add: Service Tax.	68,647/-
G.	Add: Extra Specs Charges (revised)	8,800/-
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	24,55,176/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	111/-
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration		
Corpus fund Rs.15,000/- to be collected.		
Maintenance charges @ Rs.1000/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	84,304/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 15

Subject to Approval

not finalized -

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:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 26/6/15	Date: 26/6	Date: 26/6/15	Date:

APPROVED BY
26 JUN 2015
SOHAM MODI
MANAGING PARTNER


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

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.	B-104	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	950	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	57.71	<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 type="checkbox"/> Yes <input type="checkbox"/> No
East	Open to sky & 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	22,12,800/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Discount (in Rs. per sft.)		NA
On time payment discount ((in Rs. per sft.)		NA
Total Discount (in Rs. per sft.)		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	16,59,600/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	5,53,200/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	28.10.2014 11/15	<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: 24/11/13	Date: 24/11/13	Date: 24/11/13	Date: 24/11/13

APPROVED BY

SOHAM MODI
 MANAGING DIRECTOR