

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

Flat No.	H-104
Name of Buyer	Mr. G. Arvind Kumar

A.	Total sale consideration.	23,31,550/-
B.	Less: Discount for on time payments.	47,500/- <i>Subject to approval</i>
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,39,890/-
E.	Add: VAT	29,142/-
F.	Add: Service Tax.	72,045/- <i>72,166</i>
G.	Add: Extra Specs Charges (revised)	7,200/- <i>Subject to approval</i>
H.	Add: Misc. Charges	4,900/- + 15,000/- (corpus fund) + 6,050/- (maintenance charges + membership fee)
I.	Less: Amount paid	25,86,750/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	28,473/- <i>28,352</i>
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.15,000/- collected.		
Maintenance charges @ Rs.1000/- pm collected for initial six months(Nov 15 to April 16)		
Membership fee of Rs.50/- collected		
M	Interest Amount as calculated	26,556/- <i>Not finalise</i>
N	Service Tax paid to department	No
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	--

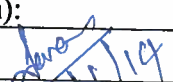
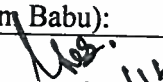

Authorized by:

<i>G. B. Ram Babu</i> G. B. Ram Babu	<i>Rajalaxmi</i> Rajalaxmi	<i>Samba Siva Rao</i> Samba Siva Rao	APPROVED BY Managing Partner Soham Modi
Date: <i>14/12/15</i>	Date: <i>14/12/15</i>	Date: <i>14/12/15</i>	Date: <i>14/12/15</i>

- 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.	H-104	<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	23,31,550/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		NA	
Discount (in Rs. per sft.)	130	NA	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	50		
Sale Consideration Calculation	100		
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	23,31,550/-	<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	30.11.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 13/11/14	Date: 16/11/14	Date: 16/11/14	Date: