

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

Flat No.	II-308
Name of Buyer	Mr. Madhabhusi Srivatsa

A.	Total sale consideration.	31,18,000/-
B.	Less: Discount for on time payments.	61,000/- ✓
C.	Less: Other discounts	56,000/- (2% subvention scheme) ✓
D.	Add: Reg. Charges	1,87,080/-
E.	Add: VAT	38,975/- ✓
F.	Add: Service Tax.	1,09,130/- ✓
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	33,55,745/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	14,960/-
Remarks: Corpus fund Rs.20,000/- to be collected - ① $20,000 - 14,960 = 5,040/-$ Maintenance charges @ Rs.1500/- pm to be collected from Feb 16 to July 16 $10,500/-$ Membership fee of Rs.50/- to be collected. $50/-$ <u>15,590/-</u>		
M.	Interest Amount as calculated	(73,418)
N.	Service Tax paid to department	No
O.	Service Tax security deposit to be collected	Yes
P.	Maintenance charges due from	February 2016

15,590/-
 Collected cash on 23/7/16
 Vinod

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	--

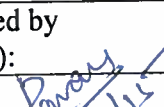
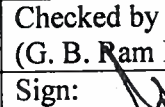
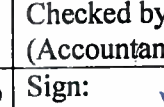
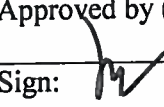
Authorized by:

G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Mod
Date:	21/07/16	Date: 21/7/16	Date: APPROVED BY 21.07.2016 SOHAM M. MANAGING

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 type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	VISTA Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	H-308	<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 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 & Staircase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	31,18,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	149	N A	
Discount (in Rs. per sft.)	200	N A	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	250		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	31,18,000	<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	20.02.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 21/8/15	Date: 21/8/15	Date: 21/8/15	Date: 21/8/15