

SALE DEED AUTHORIZATION FORM

Project	M/S.VISTA HOMES - VISTA HOMES		
Buyer Name	MR. ROHIT CHAUHAN AND ANJU SINGH		
Flat / Bungalow No.	H-406	Area	950.00
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	28,54,000
B	Add : Stamp duty & registration charges, Mutation exp	1,78,394
C	Add: Service Tax and VAT @ 5.75% on 4025265	-
D	Add: GST @ 12% on 8150265-	-
E	Total Taxes (B + C + D)	1,78,394
F	Total amount payable (A+E)	30,32,394
G	Total Amount Paid	4,00,700
H	Balance Amount Payable (F-G)	26,31,694

K	Sale Deed Value	28,54,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	25,55,018	-	25,55,018
N	Own contribution (including taxes)	4,77,376	4,00,700	76,676

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		76,676	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		25,55,018	Security cq.received
			Not required
			Collect cq.at the time of registration

Remarks:

47,500/- on time payment discount given but not deducted from sale agreement:

Authorised by:

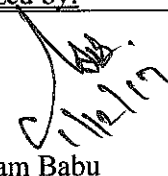
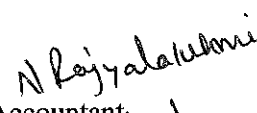


Name	Accountant	CR Manager	Prabhakar Reddy	
Sign				
Date			17/11/2017	

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

Flat No.	H-406		
Name of Buyer	Mr. Rohit Chauhan		
A.	Total sale consideration.	Rs. 28,54,000/-	
B.	Less: Discount for on time payments.	Rs. Nil	
C.	Less: Other discounts	Rs. 47,500/- (Rs.50/- per sft not shown in booking form)	
D.	Add: Reg. Charges	Rs.1,71,240 /-+Rs.2,854/-(GHMC mutation charges)	
E.	Add: VAT	Rs. NA	
F.	Add: Service Tax	Rs. NA	
G.	Add: Extra Specs Charges	Rs. Nil	
H.	Add: Misc. Charges	Rs. 5,080/-	
I.	Less: Amount paid	Rs. 29,52,718	
J.	Balance amount Due	Rs. 32,956/-	
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Rs.
L.	Interest Payable →	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Rs. Not finalized →
M.	Maintenance charges due from	December 2017	
N.	Buyer Info database balance	Rs. 32,956/-	
O.	Tally balance	Rs. 32,956/-	
P.	Remarks:		
	Corpus Fund Rs.15,000/- to be collected		
	Maintainance charges @ Rs. 1500/- pm to be collected for initial six months		
	Membership fee 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 Date: 11/12/17	 Accountant, Date: 11/12/17	 Samba Siva Rao Date: 11/12/17	 Managing Partner: Soham Modi Date: 11/12/17 APPROVED BY 01 DEC 2017 SOHAM MODI MANAGING DIRECTOR
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- 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-406	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	57.71 Sq. Yds	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	950 Sft	<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"/> 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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	28,54,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Sale Deed value	28,54,000/-	<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	7.11.2017	<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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 25/8/17	Date: 28/8/17	Date: 8/9/17	Date: 1/9/17

