

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 type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	I-404	<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 type="checkbox"/> Deluxe <input checked="" 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	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	25,22,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	134	N A
Discount (in Rs. per sft.)	50.00	N A
On time payment discount ((in Rs. per sft.)	50.00	
Total Discount (in Rs. per sft.)	100.00	
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	25,22,000/-	<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	28.02.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (M/D):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: APPROVED BY
Date: 27/9/14	Date: 27/9/14	Date: 27/9/14	Date: 27-SEP-2014 SOHAM MODI MANAGING DIRECTOR

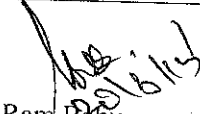
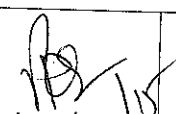
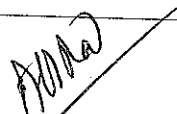
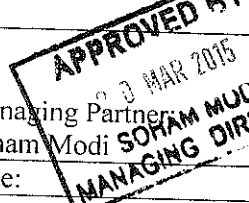
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-404
Name of Buyer	Mr. P. Vijay Saradhi

A.	Total sale consideration.	25,22,000/-
B.	Less: Discount for on time payments.	47,500/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,51,320/-
E.	Add: VAT	31,525/-
F.	Add: Service Tax.	78,108/-
G.	Add: Extra Specs Charges (revised)	5,718/-
H.	Add: Misc. Charges	5,375/- + 500 = 5875
I.	Less: Amount paid	27,39,775/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	6,771/- 7271/-
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration and extra works charges		
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	(48,803)
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	March 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:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siya Rao	 Soham Modi
Date: 20/3/15	Date: 20/3/15	Date: 20/3/15	Date: 20/3/15

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

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	P. V. SARADHI & OTHER		
Flat / Bungalow No.	I-404	AREA	950
Land Area	57.71		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	25,22,000
B.	Stamp duty & registration charges	1,55,820
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	77,930
D.	VAT @ 1.25% on Sale Agreement	31,525
E.	Total taxes (B + C + D)	2,65,275
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	27,87,275
I.	Total amount paid	29,20,000
J.	Balance amount payable (H - I)	24,95,275

K.	Amount for Sale Deed	25,22,000
L.	Amount for Construction Contract	=
M.	Amount for Agreement for Development Charges	=
N.	Housing Loan Sanctioned	29,37,000
O.	Margin Money (A - N)	2,85,000

Housing Loan Details

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	ICICI			22,13,000

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input checked="" type="checkbox"/> Not required
		-	<input type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received.
		7000	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received.
		-	<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC
		26,52,75	<input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			<i>[Signature]</i>
Date:			12/10/14

APPROVED BY
 MD
 17 OCT 2014
 SOHAM MODI
 MANAGING DIRECTOR

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit