

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.	A-302	<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 checked="" 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 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	6-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	27,52,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	101	NA
Discount (in Rs. per sft.)	NIL	NA
On time payment discount ((in Rs. per sft.)	NIL	
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	13,42,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	14,10,000/-	<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	30.05.2014 01.03.14	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ravi Babu):	Checked by (Accountant):	Approved by (M):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 8/1/13	Date:	Date: 8/1/13	Date: 23 JAN 2013

APPROVED
SOHAM MODI
MANAGING DIRECTOR


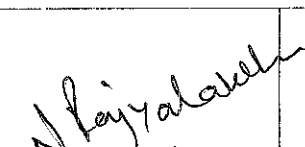
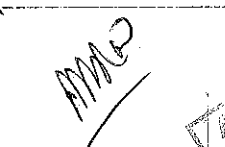

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	A-302
Name of Buyer	Mr. Vema Reddy

A.	Total sale consideration.	Rs. 27,52,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,65,120/-
E.	Add: VAT	Rs. 34,400/- + 2,750/- (mutation)
F.	Add: Service Tax	Rs. 85,037/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 12,492/- + 47,450/- (maint charges + m fee) + 20,000/- (c fund) + 1,12,988/- (3.45% of Rs.32.75 lakhs)
I.	Less: Amount paid	Rs. 57,05,772/-
J.	Balance amount Due	Rs. Nil
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 24,73,535/-
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	August 2014
N.	Buyer Info database balance	Rs. (24,93,535)
O.	Tally balance	Rs. (24,73,535)
P.	Remarks:	
	Corpus fund Rs.20,000/- collected.	
	Maintenance charges to be collected August 2014 to May 17	
	Membership fee of Rs.50/- 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	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner Soham Modi
Date: 10/5/17	Date: 10/5/17	Date: 10/5/17	Date: 10/5/17

- 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	MR. D. VEMA REDDY - S. K. V. V. S. V. RAGHAVA SWAMY		
Flat / Bungalow No.	A-302	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	27,52,000
B	Add : Stamp duty & registration charges and mutation exp	1,72,372
C	Add: Service Tax @4.5%	1,23,840
D	Add: VAT @1.25%	34,400
E	Total Taxes (B + C + D)	3,30,612
F	Total amount payable (A+E)	30,82,612
G	Total Amount Paid	29,78,744
H	Balance Amount Payable (F-G)	1,03,868

I	Sale Deed Value	27,52,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	27,52,000	-	27,52,000
L	Own contribution (including taxes)	3,30,612	29,78,744	(26,48,132)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		(26,48,132)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		27,52,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

Third Party Transfer - Third Party Joined as Consenting Party

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	17/04/17	17/04/17	17/04/17	17/04/17

