

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-305	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input 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 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 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 & Open to Sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	105	N A	
Discount (in Rs. per sft.)	50/-	N A	
On time payment discount ((in Rs. per sft.)	—		
Total Discount (in Rs. per sft.)	50/-		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	16.08.2014	<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		<input 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: 17/12/13	Date: 20/12/13	Date: 20/12/13	Date: 20 DEC 2013

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type Flat No.	Amount	Units	Formula
	A-305			
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,220	sft	
B	Undivided share of land	74.12	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,934,780	Rs.	
F	Registrars value of undivided share of land	555,863	Rs.	B X Land Rate
G	Registrars Const. Value	1,830,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,880,000	Rs.	G + H + I
L	Sale Deed Amount	2,934,780	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	180,587	Rs.	L X rate + N X rate + incidental charges
P	Service tax	90,685	Rs.	E @ rate or N @ rate
Q	VAT	36,685	Rs.	E X rate
R	Total Taxes	307,956	Rs.	O + P + Q
P	Total Tax Percentage	10.49	%	R/E

Notes

1. Registrars rates and other values:

Land	7.500	Rs. per sq. yd.	
Construction	1.500	Rs. per sft	
Parking	500	Rs. per sft	
Stamp duty & reg charges	6.00	percent	on sale deed
Stamp duty & reg charges	5.00	percent	on agr. of const.
Incidental charges - sale deed	4,500	Rs.	
Reg. Charges - const. agr.	1,000	Rs.	
Undivided share of land	6.075	sq yds	per 100 sft of SBUA
Sale deed ratio	100	percent	
Service tax	3.09	percent	under const. of complex services
Service tax - Const complex serv	4.944	percent	under works contract
VAT	1.25	percent	

2. Estimate as per prevailing rates that are subject to change.

3. Applicability of service tax / VAT may differ from case to case.

4. Some nationalized banks require registration of construction contract.

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

Flat No.	A-305
Name of Buyer	Mrs. Surinder Kaur

A.	Total sale consideration.	29,34,780/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,76,100/-
E.	Add: VAT	36,685/-
F.	Add: Service Tax.	90,685/-
G.	Add: Extra Specs Charges (revised)	Nil <i>Statement required from Engineer</i>
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	32,42,737/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	113/-
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	1,05,972/- <i>not finalised</i>
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	August 2014

	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>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	APPROVED BY 5 DEC 2014 Soham Modi MANAGING DIRECTOR
Date: <i>[Signature]</i>	Date: 12/12/14	Date: 12/12/14	Date:

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

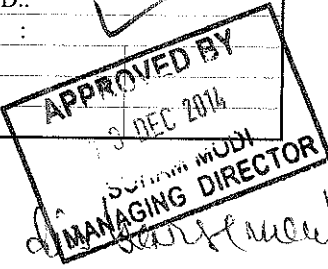
Note: Booking Form Declaration not signed by account

Interest calculation for delayed payments.						
Project Name	Vista Homes					
Flat no.	A-305					
Customer Name	Mrs. Surinder Kaur					
Booked by	Gopi					
Prepared by	Pavan					
Date	11.12.2014					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
28-Jan-13	25000	Booking amount	-	-	-	25,000
20-Feb-13	-25000	Booking amount	23	25,000	284	-
16-Mar-13	200000	1st Instalment	24	-	-	200,000
18-Mar-13	-200000	amount received	2	200,000	197	-
16-Apr-13	400000	2nd Instalment	29	-	-	400,000
15-May-13	-100000	amount received	29	400,000	5,721	300,000
15-May-13	-100000	amount received	-	300,000	-	200,000
23-Sep-13	1154890	3rd Instalment	131	200,000	12,921	1,354,890
30-Dec-13	-1411197	amount received	98	1,354,890	65,480	(56,307)
17-Jan-14	692934	4th Instalment	18	(56,307)	(500)	636,627
01-Feb-14	-692934	amount received	15	636,627	4,709	(56,307)
17-Jun-14	261956	5th Instalment	136	(56,307)	(3,776)	205,649
26-Jun-14	-145869	amount received	9	205,649	913	59,780
01-Jul-14	78149	service tax upto 31.03	5	59,780	147	137,929
01-Aug-14	200000	On Completion	31	137,929	2,109	337,929
04-Nov-14	-200000	amount received	95	337,929	15,832	137,929
01-Dec-14	-117737	amount received	27	137,929	1,837	20,192
11-Dec-14	(20192)	amount payable	10	20,192	100	-
	0			Approx Interest Payable	105,972	

Note:
 Column A, B & C: Enter Installemnts & payments received
 Column B: Enter receivables as positive amounts & payments received as negative amounts.
 Cloumns D to G: Do not change.
 Sort columns A , B & C in accending order.
 Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. _____ (or) Interest waived
 Allow on-time payment discount (or) Reduce on-time payment discount to Rs. Nil

Signature of Manager: _____ Signature of M.D.: _____
 Date : _____ Date : _____



Mr.
 Major delay occurred in H/L of *Department*
 No business payment del want
 old customers M.P.D & M.A.H.
 Pl. waiver off Interest
11/12/14

Sale Deed Authorization Form

M/s. VISTA HOMES – VISTA HOMES			
Buyer name		MRS. SURINDER KAUR	
Flat / Bungalow No.	A-305	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	29,34,780 -
B.	Stamp duty & registration charges	1,80,400
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	9,068
D.	VAT @ 1.25% on Sale Agreement	36,685
E.	Total taxes (B + C + D)	30,770
F.	Interest agreed to be paid	
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	32,42,550 .
I.	Total amount paid	29,92,737
J.	Balance amount payable (H - I)	2,49,813 . - H.L. Am

K.	Amount for Sale Deed	29,34,780 -
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	-
O.	Margin Money (A - N)	-

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
	HDFC			

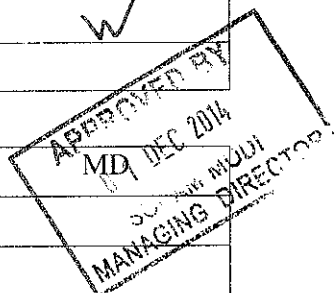
TPT
250,000

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		2,50,000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <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 <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		30,770	

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date:	11/12/14	11/12/14	01/17/14	

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