

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-206	<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 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 checked="" 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 & Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	28,74,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.			
Discount (in Rs. per sft.)	102	N A	
On time payment discount ((in Rs. per sft.)	NIL	N A	
Total Discount (in Rs. per sft.)	NIL		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	13,42,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	15,32,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	23.05.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MS):
Sign:	Sign:	Sign:	Sign:
Date: 11/02/13	Date: 11/1/13	Date: 11/1/13	Date: 2 JAN 2013

**APPROVED BY**  
  
**SOHAM MODI**  
 MANAGING DIRECTOR

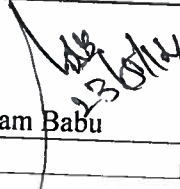
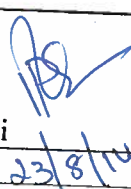


**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	Mr. Chandrasekhar Kakarla
Name of Buyer	A-206

A.	Total sale consideration.	28,74,000/- ✓
B.	Less: Discount for on time payments.	NA
C.	Less: Other discounts	NA
D.	Add: Reg. Charges	1,72,440/- ✓
E.	Add: VAT	35,925/- ✓
F.	Add: Service Tax.	88,807/- ✓
G.	Add: Extra Specs Charges (revised)	7,950/- ✓
H.	Add: Misc. Charges: stamp papers - 300/-, Stampduty - 4300/-, electricity meter transfer-800/-	5,400/-
I.	Less: Amount paid	31,75,672/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	8850/-
L.	Refund if any	Nil
	Chq no. 745922 of SBI for Rs. 20,000/- infavour of VHOA collected towards corpus fund	
	Chq no. 745924 of SBI for Rs. 7250/- infavour of VHOA collected towards maintenance charges for initial six months ✓	
M.	Interest Amount as calculated	1,351/-
N.	Service Tax paid to department	-
O.	Service Tax security deposit to be collected	-
P.	Maintenance charges due from	01.08.2014

Check List		Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
2.	Buyer has signed the Association Membership Form & Undertaking	
3.	No Due Certificate signed	
4.	6 PDC for Maintenance Charges collected	Yes
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	
6.	Service Tax & VAT Undertaking collected	

Authorized by:

 G. B. Ram Babu Date: 23/8/14	 Rajalaxmi Date: 23/8/14	 Samba Siva Rao Date: 25/8/14	 Managing Partner Soham Modi Date: 5 AUG 2014
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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.

**SOHAM MODI**  
MANAGING DIRECTOR