

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	Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-108	<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	B-22	<input type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input 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 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 & open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	32,40,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	152	N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	—	
Total Discount (in Rs. per sft.)	150	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	32,40,000/-	<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	08.02.2016	<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: 11/12/15	Date: <i>[Signature]</i>	Date: 11/12	Date: <i>[Signature]</i>

APPROVED BY
11 DEC 2015
SUNAM N...
MANAGING DIRECTOR

For HL Purpose wajanat Address has been given
she is central Govt Employee at Patent staying in
Govat wajanat. *[Signature]* 11/12

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-108		
	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	3,240,000	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	3,240,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	198,900	Rs.	L X rate + N X rate + incidental charges
P	Service tax	113,400	Rs.	E @ rate or N @ rate
Q	VAT	40,500	Rs.	E X rate
R	Total Taxes	352,800	Rs.	O + P + Q
P	Total Tax Percentage	10.89	%	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	1.00	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	3.50	percent	under const. of complex services
	Service tax - Const complex serv	5.60	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.			

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	M. CHANDRAKALA		
Flat / Bungalow No.	B-108	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	32,40,000
B	Stamp duty & registration charges	1,98,700
C	Service Tax @ 5.6% on CA	1,13,400
D	VAT @ 1.25% on Sale Consideration	40,500
E	Total Taxes (B + C + D)	3,52,600
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	35,92,600
I	Total Amount Paid	8,40,000
J	Balance Amount Payable (H-I)	27,52,600
K	Amount for Sale Deed	32,40,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	25,00,000
O	Margin Money (A-N)	7,40,000

Housing Loan Details:

Payment scheme	Housing Loan	Installem Scheme	Other:
Details of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	HDFC		
			HL Cq. Amount
			23,00,000

Final Disbursement

Security Cheque Details:

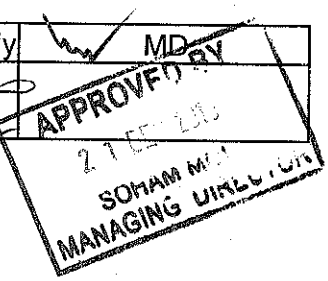
	Cq. No.	Amount	Security cq. received
1st Installment of HL		23,00,000	Not required
			✓ Collect cq. at the time of registration
Balance Margin Money (O-I)		(1,00,000)	Security cq. received
			✓ Not required
Balance HL Amount			Collect cq. at the time of registration
			Security cq. received
Total Taxes Amount (E)		3,52,600	✓ Not required
			Collect cq. at the time of registration
			✓ Paid Through HL free offer
			Security cq. received
			Collect cq. at the time of registration

Remarks:

Registration, VAT & ST free offer

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	2/12	21/11/15	21/12/15	






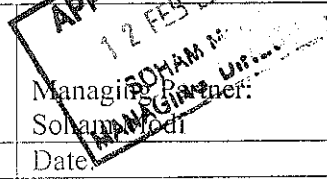
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-108
Name of Buyer	Mrs. Chandrakala

A.	Total sale consideration.	32,40,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,94,400/- (free offer) + 4,300/- (stamp duty free offer)
E.	Add: VAT	40,500/- (free offer)
F.	Add: Service Tax.	1,17,450/- (free offer)
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,300/- + 900/- (stamp papers)
I.	Less: Amount paid	32,40,000/- (32,40,000/-)
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	900/-
L.	Refund if any	
Remarks: Vat charged @ 1.25% on sale consideration		
Corpus fund Rs.20,000/- collected		
Maintenance charges @ Rs.1200/- pm collected for initial six months		
Membership fee of Rs.50/- collected.		
M	Interest Amount as calculated	4,752/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	March 2016

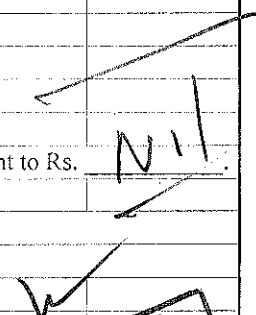
	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity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

Authorized by:

 G. B. Ram Badu	 Rajyalaxmi	 Samba Siva Rao	 Managing Director
Date: 11/2/16	Date: 11/2/16	Date: 11/2/16	Date:

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

Interest calculation for delayed payments.						
Project Name	Vista Homes					
Flat no.	B-108					
Customer Name	Mrs. Chandrakala					
Booked by	Nitin Kumar					
Prepared by	Pavan					
Date	10.02.2016					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
10-Nov-15	25000	Booking Amount	-	-	-	25,000
10-Nov-15	-25000	amount received	-	25,000	-	-
23-Nov-15	200000	I Installment	13	-	-	200,000
26-Nov-15	-200000	amount received	3	200,000	296	-
08-Dec-15	486000	II Installment	12	-	-	486,000
14-Dec-15	-615000	amount received	6	486,000	1,438	(129,000)
23-Dec-15	-100000	amount received	9	(129,000)	(573)	(229,000)
25-Dec-15	1863200	III Installment	2	(229,000)	(226)	1,634,200
31-Dec-15	-2300000	amount received	6	1,634,200	4,835	(665,800)
01-Jan-16	465800	IV Installment	1	(665,800)	(328)	(200,000)
08-Jan-16	200000	On Completion	7	(200,000)	(690)	-
	0			Approx Interest Payable	4,752	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. Nil						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		


APPROVED BY
12 FEB 2016
SUNAM M.
MANAGING DIR.