

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.	C-001	<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 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	32,40,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	156	N A	
Discount (in Rs. per sft.)	150	N A	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	200		
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	21.09.2017	<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:
Date: 18/3/16	Date:	Date: 18/3/16	Date:

PPT done on 19/3/16

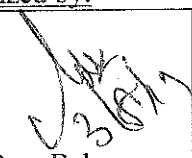
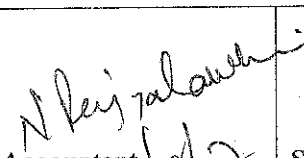
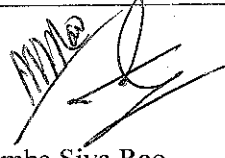
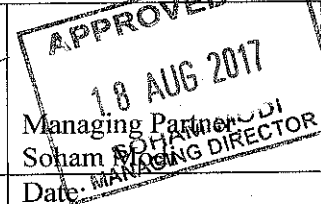
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-001
Name of Buyer	Mrs. Damuluri Kali Devi

A.	Total sale consideration.	Rs. 32,40,000/-
B.	Less: Discount for on time payments.	Rs. 61,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,94,410/- + 3,240/- (GHMC)
E.	Add: VAT	Rs. 40,500/-
F.	Add: Service Tax	Rs. 1,45,800/- 143296
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 35,80,400/-
J.	Balance amount Due	Rs. —
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 12,370/- -14,874
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	October 2017
N.	Buyer Info database balance	Rs. 14,874
O.	Tally balance	Rs. 14,874
P.	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	
	Maintenance charges @ Rs. 1800/- to be collected for initial six months 2,10,850	
	Membership fee of Rs.50/- to be 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	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu Date: 13/8/17	 N. Kesavaiah Accountant Date: 14/8/17	 Samba Siva Rao Date: 17/8/17	 APPROVED BY 18 AUG 2017 Managing Partner Soham MANAGING DIRECTOR Date: 18/8/17
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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.

Note: On time payment discount letter manager signature not there.

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES- VISTA HOMES		
Buyer Name	MRS. D. KALI DEVI & OTHERS		
Flat / Bungalow No.	C-001	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	32,40,000
B	Add : Stamp duty & registration charges and mutation exp	2,02,140
C	Add: Service Tax @4.5%	1,45,800
D	Add: VAT @1.25%	40,500
E	Total Taxes (B + C + D)	3,88,440
F	Total amount payable (A+E)	36,28,440
G	Total Amount Paid	32,52,269
H	Balance Amount Payable (F-G)	3,76,171

I	Sale Deed Value	32,40,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	28,69,400	25,41,269	3,28,131
L	Own contribution (including taxes)	7,59,040	7,11,000	48,040

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
Own contribution		48,040	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		3,28,131	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

61,000/- on time paymenty discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	13/04/17	13/04/17	13/04/17	13/04/17