

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Vendor	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Flat no.	C-005	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Land area (sq. yds.)	57.71 Sq.Yds	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Built-up-area (sft)	950 Sft	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Car Parking No		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Type	<input type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe	<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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 (as per declaration form)	30,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
PPT No.		N A		
Sale Deed value	30,00,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Construction contract value		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Date of completion	22.04.2018	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Remarks		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 22/1/18	Date: 27/1/18	Date: 29/1/18	Date: <i>[Signature]</i>	Date: 30.1.18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CR Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.

**APPROVED BY**  
**23 JAN 2018**  
**GAURANG MODY**  
**MANAGING DIRECTOR**

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

Flat No.	C-005
Name of Buyer	Mr. Varanasi Sriharsha

A.	Total sale consideration.	Rs. 30,00,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,80,000/-+Rs.3,000/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. NA
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 31,87,500/-
J.	Balance amount Due	Rs. 580/-
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	May 2018
N.	Buyer Info database balance	Rs. 580/- <i>VISTA HOMES</i> ①
O.	Tally balance	Rs. —
P.	Remarks:	
	Corpus Fund Rs.15,000/- to be collected	<i>VISTA HOMES OWNERS ASSOCIATION</i>
	Maintainance charges @ Rs. 1500/- pm to be collected for initial six months	
	Membership fee Rs.50/- to be collected	<i>Rs. 50/-</i> ③

	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:

<i>G.B. Ram Babu</i> G. B. Ram Babu	<i>V. Venkatesh</i> Accountant	<i>Samba Siva Rao</i> Samba Siva Rao	<b>APPROVED BY</b> <i>Soham Modi</i> Managing Director SOHAM MODI MANAGING DIRECTOR
Date: <i>30/3/18</i>	Date: <i>30/3/18</i>	Date: <i>3/4/18</i>	Date: <i>30/3/18</i>

- 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. VARANASI SRI HARSHA		
Flat / Bungalow No.	G-005	Area	950.00
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

**Payment & Agreement Details:**

A	Total Sale Consideration	30,00,000
B	Add : Stamp duty & registration charges, Mutation exp	1,87,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	1,87,500
F	Total amount payable (A+E)	31,87,500
G	Total Amount Paid	4,80,000
H	Balance Amount Payable (F-G)	27,07,500

K	Sale Deed Value	30,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	25,35,000	-	25,35,000
N	Own contribution (including taxes)	6,52,500	4,80,000	1,72,500

**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			<input type="checkbox"/> Not required
		1,72,500	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount			<input type="checkbox"/> Not required
		25,35,000	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**

<i>H.L. Expecting</i>	
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**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign			<i>Prabhakar Reddy</i>	
Date				

