

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-401	<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	32,70,280	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	159	N A	
Discount (in Rs. per sft.)	125	N A	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	175		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	32,70,280	<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	12.05.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>N. Rajyalaul</i>	Sign: <i>[Signature]</i>
Date: <i>20/5/16</i>	Date: <i>20/5/16</i>	Date: <i>30/5/16</i>	Date: <i>27 MAY 2016</i>

APPROVED BY
SOHAM MOJI
MANAGING DIRECTOR


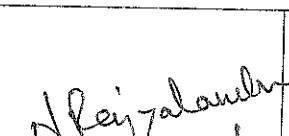


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-401
Name of Buyer	Mr. Mohit Narang

A.	Total sale consideration.	Rs. 32,70,280/-
B.	Less: Discount for on time payments.	Rs. 61,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,96,260/- + 3,271/- (GHMC)
E.	Add: VAT	Rs. 40,879/- + 608/- (GST)
F.	Add: Service Tax	Rs. 1,46,825/- + 194 = 1,47,018
G.	Add: Extra Specs Charges	Rs. 3,375/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 36,01,309/-
J.	Balance amount Due	Rs. 4,270/- + 193 = 4463
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. —
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. 4462 /—
O.	Tally balance	Rs. 4462 /—
P.	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	
	Maintenance charges @ Rs. 1800/- to be collected for initial six months	
	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	 Accountant	 Samba Siva Rao	 Managing Partner:
Date: 10/8/17	Date: 10/8/17	Date: 12/8/17	Date: 12/8/17

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR
12/8/2017

- 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.	C-401	
Customer Name	Mr. Mohit Narang	
Booked by	Naveena	
Prepared by	Pavan	
Date	08.06.2017	
Sign		
Interest rate	18	% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
12-May-16	25000	Booking Amount	-	-	-	25,000
25-May-16	-25000	amount received	13	25,000	160	-
28-May-16	200000	I Installment	3	-	-	200,000
31-May-16	-200000	amount received	3	200,000	296	-
03-Jun-16	-105280	amount received	3	-	-	(105,280)
12-Jun-16	495150	II Installment	9	(105,280)	(467)	389,870
20-Jun-16	-400000	Amount Received	8	389,870	1,538	(10,130)
04-Oct-16	1873960	III Installment	106	(10,130)	(530)	1,863,830
24-Oct-16	-1863830	Amount Received	20	1,863,830	18,383	-
08-May-17	-476170	amount received	196	-	-	(476,170)
08-Jun-17	-331029	amuount received	31	(476,170)	(7,280)	(807,199)
06-Jul-17	476170	IV Installment	28	(807,199)	(11,146)	(331,029)
06-Jul-17	200000	On Completion	-	(331,029)	-	(131,029)
15-Jul-17	-200000	amount received	9	(131,029)	(582)	(331,029)
	(331029)			Approx Interest Payable	373	

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. _____

Signature of Manager:

Date :

Signature of M.D.:

Date :

APPROVED BY
17 AUG 2017
SOMAM MALLADI
MANAGING DIRECTOR