

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-407	<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 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	<input type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<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.	160	N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	—	
Total Discount (in Rs. per sft.)	1500	
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	04.07.2016	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by

(Pavan)

Sign:

Date:

[Handwritten Signature]
4/7/16

Checked by

(G. B. Ram Babu):

Sign:

Date:

[Handwritten Signature]
4/7/16

Checked by

(Accountant):

Sign:

Date:

[Handwritten Signature]
4/7/16

Approved by

(Soham M. D.):

Sign:

Date:

APPROVED BY
SOHAM M. D.
06 JUL 2016
MANAGING DIRECTOR

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

Flat No.	C-407
Name of Buyer	Mr. DV Chandra Sekhar Rao

A.	Total sale consideration.	Rs.32,40,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.1,94,400/-+Rs.3,240/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 24,000/- (GST)
F.	Add: Service Tax	Rs.1,36,800/-
G.	Add: Extra Specs Charges	Rs. 5,600/- + 1008/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs.5,080/- + 20,000/- (cfund) + 10,850/- (maint charges + m fee)
I.	Less: Amount paid	Rs.36,42,640/-
J.	Balance amount Due	Rs. —
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 1,662/-
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. (1662)
O.	Tally balance	Rs. (1662)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges@ Rs.1800/- pm collected for initial six months	
	Membership fee Rs.50/- 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:

<i>G. B. Ram Babu</i> G. B. Ram Babu Date:	<i>Samba Siva Rao</i> Accountant Date: 6/10/17	<i>Samba Siva Rao</i> Samba Siva Rao Date: 6/10/17	APPROVED BY OCT 2017 Managing Partner: Soham Modi Date: 6/10/17
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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.

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. D. V. CHANDRA SEKHAR RAO		
Flat / Bungalow No.	C-407	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	2,01,940
C	Add: Service Tax @ 4.5% on 30,40,000/-	1,74,800
D	Add: GST @ 12% on 2,00,000/-	24,000
E	Total Taxes (B + C + D)	4,00,740
F	Total amount payable (A+E)	36,40,740
G	Total Amount Paid	34,42,640
H	Balance Amount Payable (F-G)	1,98,100

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

	Total amount in	cheque released / Paid	Cheq ready	
K	Housing Loan Sanctioned	25,29,000	23,29,000	2,00,000
L	Own contribution (including taxes)	11,11,740	11,13,640	(1,900)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			✓ Not required
			Collect cq.at the time of registration .
Own contribution		(1,900)	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount		2,00,000	✓ Not required
			Collect cq.at the time of registration .

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	19/8/17	19/8/17	19/08/17

APPROVED BY
 21 AUG 2017
 SOWAM ML/DI
 MANAGING DIRECTOR