

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 type="checkbox"/> No	
Vendor	Mr. Pankaj Shanghvi	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	H-202	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1220	<input 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 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 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 type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'- 6"wide corridor & open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	31,18,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)		N A	
On time payment discount ((in Rs. per sft.)			
Total Discount (in Rs. per sft.)			
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	31,18,000/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	31.12.2015	<input 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: 14/10/15	Date: 14/10/15	Date:	Date:




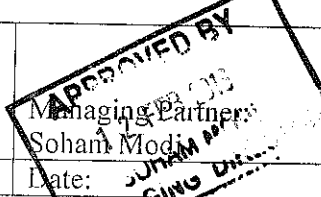
**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	H-202
Name of Buyer	Mr. Chirag Bhatt

A.	Total sale consideration.	31,18,000/-
B.	Less: Discount for on time payments.	24,400/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,87,080/-
E.	Add: VAT	15,246/-
F.	Add: Service Tax.	42,873/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,953/-
I.	Less: Amount paid	33,91,428/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	46,676/-
Remarks: Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months		
Membership fee of Rs.50/- to be collected		
70501: Vista Home Owners Association		
M	Interest Amount as calculated	88,422/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016 to July 2016

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
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 Babu	 Rajalaxmi	 Samba Siva Rao	
Date: 10/2/16	Date: 10/2/16	Date: 10/2/16	Date: 10/2/16

- 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.	H-202					
Customer Name	mr. Chirag Bhatt					
Booked by	Mahesh & Suresh					
Prepared by	Pavan					
Date	09.02.2015					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
28-Sep-15	25000	Booking Amount	-	-	-	25,000
28-Sep-15	-25000	amount received	-	25,000	-	-
14-Oct-15	200000	I Installment	16	-	-	200,000
01-Nov-15	468000	II Installment	18	200,000	1,775	668,000
01-Nov-15	-493000	amount received	-	668,000	-	175,000
15-Nov-15	1941000	III Installment	14	175,000	1,208	2,116,000
30-Nov-15	284000	IV Installment	15	2,116,000	15,653	2,400,000
12-Dec-15	-2600000	amount received	12	2,400,000	14,203	(200,000)
28-Dec-15	200000	on completion	16	(200,000)	(1,578)	-
05-Jan-16	-273428	amount received	8	-	-	(273,428)
	(273428)			Approx Interest Payable	31,261	
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 checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:			Signature of M.D.:			
Date :			Date :			

APPROVED BY  
12 FEB 2015  
SUNAM  
MANAGING DIR....

Sir,  
 Mr. Pankaj Shengvi delayed in providing  
 the doc.  
 Pl. waive off and allow discount  
 M.24.4001.

Ms.  
 10/2/15

**SALE DEED AUTHORIZATION FORM**

Prpject	M/s. VISTA HOMES - PANKAJ SANGHVI		
Buyer Name	MR. CHIRAJ J. BHATT		
Flat / Bungalow No.	H-202	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	31,18,000
B	Stamp duty & registration charges	1,91,380
C	Service Tax @ 5.6% on CA	1,09,130
D	VAT @ 1.25% on Sale Consideration	38,975
E	Total Taxes (B + C + D)	3,39,485
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	34,57,485
I	Total Amount Paid	5,18,000
J	Balance Amount Payable (H-I)	29,39,485

K	Amount for Sale Deed	31,18,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	26,00,000
O	Margin Money (A-N)	5,18,000

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	HDFC		
			HL Cq. Amount
			26,00,000

Final Disbursement

**Security Cheque Details:**

1st Installment of HL	Cq. No.	Amount	Security cq.received
		26,00,000	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		-	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
Total Taxes Amount (E)	Cq. No.	Amount	Paid Through HL
		3,39,485	Security cq.received
			Collect cq.at the time of registration

**Remarks:**


**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	WMD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	2/12	2/12/15	2/12/15	

**APPROVED BY**  
21 FEB 2015  
SOHAM MOH  
MANAGING DIRECTOR