

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

Flat No.	B-308
Name of Buyer	Mr. Partha Kumar Sarkar

A.	Total sale consideration.	28,73,780/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,72,440/-
E.	Add: VAT	35,922/-
F.	Add: Service Tax.	89,073/-
G.	Add: Extra Specs Charges (revised)	7,500/-
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	31,75,409/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	7,906/-
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration		
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		
M	Interest Amount as calculated	54,364/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 15

*Received
Signature*

not finalised

Check List		
		Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
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	Rajyalaxmi	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date: 8/6/15	Date: 8/6/15	Date: JUN 2015

APPROVED BY
Soham Modi
MANAGING DIRECTOR

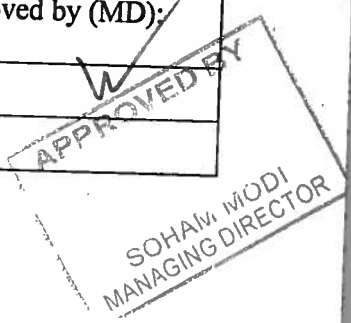
- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

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	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-308	<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 checked="" 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 & Stair case	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	28,73,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		NA
Discount (in Rs. per sft.)	111	NA
On time payment discount ((in Rs. per sft.)	50/- SFT	
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	50/- SFT	
Sale Deed value	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	28,73,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	20.02.2015	<input type="checkbox"/> Yes <input type="checkbox"/> No

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: <i>[Signature]</i>
Date: 26/6/13	Date: 28/6/13	Date: 26/6/13	Date:



 APPROVED BY
 SOHAM MODI
 MANAGING DIRECTOR