

Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	☒ Yes ☐ No
Vendor	Vista Homes	☒ Yes ☐ No
Flat no.	H-409	☒ Yes ☐ No
Land area (sq. yds.)	74.12	☒ Yes ☐ No
Built-up-area (sft)	1220	☒ Yes ☐ No
Car Parking No	H-44	☐ Yes ☐ No
Type	☐ Semi-deluxe ☒ Deluxe ☐ Luxury	☐ Yes ☐ No
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No
Schedule of flat	Check with booking form.	☒ Yes ☐ No
Boundaries: North	Open to sky	☒ Yes ☐ No
South	Open to sky	☐ Yes ☐ No
East	6'-6" wide corridor and staircase	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	31,18,000	☒ Yes ☐ No
PPT No.	150	N A
Discount (in Rs. per sft.)	200	N A
On time payment discount ((in Rs. per sft.)	50	
Total Discount (in Rs. per sft.)	250	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	31,18,000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.03.2016	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 8/12/15	Date: 8/12/15	Date: 9/12
		Approved by (MD):
		Sign: <i>[Signature]</i>
		Date: 10 DEC 2015

10 DEC 2015
MANAGING DIRECTOR

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

Flat No.	H-409
Name of Buyer	Mr. Ananth Bathineni

A.	Total sale consideration.	31,18,000/-
B.	Less: Discount for on time payments.	61,000/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,87,050/-
E.	Add: VAT	38,975/-
F.	Add: Service Tax.	1,11,198/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	33,68,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	31,623/-
L.	Refund if any	
Remarks:		
Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1500/- pm to be collected for initial six months		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	1,325/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	March 2016

	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	Rajalaxmi	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

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-409					
Customer Name	Mr. Ananth Bathineni					
Booked by	Naveena					
Prepared by	Pavan					
Date	07.04.2016					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
08-Oct-15	25000	amount received	-	-	-	25,000
08-Oct-15	-25000	amount received	-	25,000	-	-
20-Oct-15	200000	I Installment	12	-	-	200,000
15-Nov-15	-200000	amount received	26	200,000	2,564	-
30-Nov-15	468000	II Installment	15	-	-	468,000
07-Dec-15	-604000	amount received	7	468,000	1,616	(136,000)
21-Dec-15	-39000	amount received	14	(136,000)	(939)	(175,000)
30-Dec-15	-250000	amount received	9	(175,000)	(777)	(425,000)
31-Dec-15	1941000	III Installment	1	(425,000)	(210)	1,516,000
31-Dec-15	-1898531	amount received	-	1,516,000	-	(382,531)
31-Dec-15	-13969	amount received	-	(382,531)	-	(396,500)
15-Jan-16	284000	IV Installment	15	(396,500)	(2,933)	(112,500)
31-Jan-16	200000	On Completion	16	(112,500)	(888)	87,500
07-Apr-16	-87500	amount received	67	87,500	2,891	-
	0			Approx Interest Payable	1,325	
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:			Signature of M.D.:			
Date :			Date :			

APPROVED BY
 8 APR 2016
 SOHAM
 MANAGING DIR