

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-307	☒ Yes ☐ No
Land area (sq. yds.)	57.71	☒ Yes ☐ No
Built-up-area (sft)	950	☒ Yes ☐ No
Car Parking No		☐ 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	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	25,69,500	☒ Yes ☐ No
PPT No.	159	N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	50	
Total Discount (in Rs. per sft.)	200	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	25,69,500	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	14.08.2016	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>Rajyalant</i>	Sign: <i>[Signature]</i>
Date: <i>9/15/16</i>	Date: <i>3/16/16</i>	Date: <i>3/16</i>	Date: <i>[Signature]</i>



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

Flat No.	H-307
Name of Buyer	Ms. Vempati Spandana

A.	Total sale consideration.	Rs. 25,69,500/-
B.	Less: Discount for on time payments.	Rs. Not allowed
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,54,200/- + 2,570/- (GHMC mutation) + Rs. 12,000/- (MODT charges)
E.	Add: VAT	Rs.32,119/-
F.	Add: Service Tax	Rs.NA + 284/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs. 6,900/-
I.	Less: Amount paid	Rs. 25,62,500/- 27,47,073
J.	Balance amount Due	Rs. 2,15,073/- 30,500
K.	Refund	☐ Yes ☐ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	September 2016
N.	Buyer Info database balance	Rs. 30,500/-
O.	Tally balance	Rs. 30,500/-
P.	Remarks:	
	Corpus fund Rs.15,000/- to be collected	
	Maintenance charges @ Rs. 1250/- pm to be collected from September 2016	
	Membership fee of Rs.50/- to be collected	
	Incentives - Nil	

	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	APPROVED BY 20 JAN 2017 Managing Partner: Sohan Modi MANAGING DIRECTOR
Date:	Date: 18/1/17	Date: 18/1/17	Date:

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