

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	M/s. Vista Homes	☒ Yes ☐ No	
Flat no.	I-105	☒ 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	Open to Sky	☒ Yes ☐ No	
West	6'- 6"wide corridor	☒ Yes ☐ No	
Total sale Consideration	24,74,000/-	☒ Yes ☐ No	
PPT No.	146	N A	
Discount (in Rs. per sft.)	150.00	N A	
On time payment discount ((in Rs. per sft.)	50.00		
Total Discount (in Rs. per sft.)	200.00		
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No	
Sale Deed value	24,74,000/-	☐ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.08.2015	☒ Yes ☐ 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: <i>[Signature]</i>
Date: 13/6/15	Date: 16/6/15	Date: 16/6/15	Date: 17 JUN 2015

SUNITA MODI
MANAGING DIRECTOR

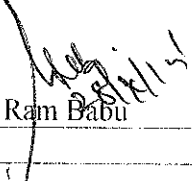
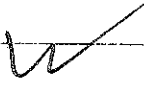
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-105
Name of Buyer	Mrs. Sunkari Jayasree

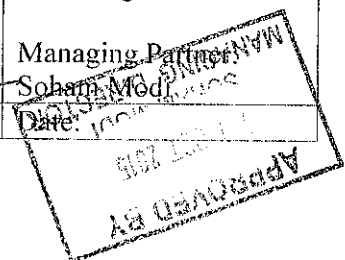
A.	Total sale consideration.	24,74,000/- ✓
B.	Less: Discount for on time payments.	47,500/- ✓
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,48,440/- ✓
E.	Add: VAT	30,925/- ✓
F.	Add: Service Tax.	NA After OC Booking.
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	26,96,955/- ✓
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	86,490/- ✓
	Remarks: Service tax not applicable(booking received after OC date)	- 15000
	Vat charged @ 1.25% on sale consideration.	71290
	Corpus fund Rs.15,000/- to be collected.	- 6050.
	Maintenance charges @ Rs.1000/- pm to be collected wef October 15 to March 16	
	Membership fee of Rs.50/- collected.	65440 -
M.	Interest Amount as calculated	(9,678) ✓
N.	Service Tax paid to department	Yes
O.	Service Tax security deposit to be collected	Yes
P.	Maintenance charges due from	October 2015

	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 Date: 28/10/15	 Rajyalaxmi Date: 28/10/15	 Samba Siya Rao Date: 28/10/15	 Managing Partner Soham Mod Date: 28/10/15
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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.



Interest calculation for delayed payments.						
Project Name	Vista Homes					
Flat no.	I-103					
Customer Name	Mrs. Sunkari Jayashree					
Booked by	Naveena					
Prepared by	Pavan					
Date	06.10.2015					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
01-Jun-15	25000	Booking Amount	-	-	-	25,000
01-Jun-15	-25000	amount received	-	25,000	-	-
12-Jun-15	-200000	amount received	11	-	-	(200,000)
14-Jun-15	200000	I Installment	2	(200,000)	(197)	-
29-Jun-15	-70000	amount received	15	-	-	(70,000)
29-Jun-15	-270000	amount received	-	(70,000)	-	(340,000)
30-Jun-15	337000	II Installment	1	(340,000)	(168)	(3,000)
14-Jul-15	956000	III Installment	14	(3,000)	(21)	953,000
22-Jul-15	-194955	amount received	8	953,000	3,760	758,045
22-Jul-15	-1937000	amount received	-	758,045	-	(1,178,955)
31-Jul-15	573000	IV Installment	9	(1,178,955)	(5,233)	(605,955)
15-Aug-15	183000	VI Installment	15	(605,955)	(4,482)	(422,955)
31-Aug-15	200000	on completion	16	(422,955)	(3,337)	(222,955)
	(222955)		Approx Interest Payable		(9,678)	
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
31 OCT 2015
SUNIL M. M. D.
MANAGING DIRECTOR