

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.	1-201	☒ Yes ☐ No
Land area (sq. yds.)	74.12	☒ Yes ☐ No
Built-up-area (sft)	1220	☒ 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 & Open to sky	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	28,12,780	☒ Yes ☐ No
PPT No.	103	N A
Discount (in Rs. per sft.)	50/- SFT	N A
On time payment discount ((in Rs. per sft.)	N/A	
Total Discount (in Rs. per sft.)	50/- SFT	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	13,42,000/-	☒ Yes ☐ No
Construction contract value	14,70,780/-	☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	07.07.2014	☐ 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: 30/1/13	Date: 20/1/13	Date: 30/1/13

APPROVED BY
 Date: 23 FEB 2013
SOHAM MODI
 MANAGING DIRECTOR

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

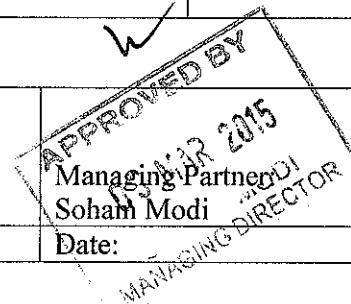
Flat No.	I-201
Name of Buyer	Mr. K. ChandraShekhar

A.	Total sale consideration.	28,12,780/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,68,780/-
E.	Add: VAT	35,160/-
F.	Add: Service Tax.	87,102/-
G.	Add: Extra Specs Charges (revised)	6,044/- <i>Subject to approval.</i>
H.	Add: Misc. Charges	5,190/-
I.	Less: Amount paid	31,08,130/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	6,926/- - 1
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. ~ 2, ASM.		
Maintenance charges @ Rs.1200/-pm to be collected for initial six months. 7250/- 3.		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	21,652/- <i>Not finalised.</i>
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	Aug 14

	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Soham Modi
Date: <i>11/3/15</i>	Date: <i>13/3/15</i>	Date: <i>2/3/15</i>	Date: <i>2/3/15</i>



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

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	MR. KANNEPALLI CHANDRASEKHAR		
Flat / Bungalow No.	I-201	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	2812780
B.	Stamp duty & registration charges	173280
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	86915
D.	VAT @ 1.25% on Sale Agreement	35160
E.	Total taxes (B + C + D)	295355
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	3108135
I.	Total amount paid	3108130
J.	Balance amount payable (H – I)	-

K.	Amount for Sale Deed	28,12,780
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	-
O.	Margin Money (A – N)	-

Housing Loan Details

Payment Scheme	☐ Housing Loan ☐ Installment Scheme ☐ Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount

Tripaly
released.

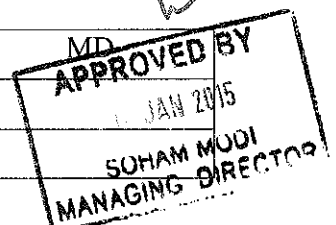
Security Cheque Details

1 st installment of HL	Cq. No.	Amount	☐ Security cq. received ☒ Not required ☐ Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	☐ By PDC ☐ Security cq. received. ☒ Not required ☐ Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	☐ Security cq. received. ☒ Not required ☐ Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	☒ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date:	16/1/15	16/1/15	16/01/15



Note: 1. (a) Here only include service tax remitted to government on behalf of customer.

(b) Inform customer that undertaking for payment of balance service tax along with security deposit