

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-202	☒ 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	28,74,000/-	☒ Yes ☐ No
PPT No.	102	N A
Discount (in Rs. per sft.)	-	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	21,55,500/-	☒ Yes ☐ No
Construction contract value	7,18,500/-	☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.06.2014	☐ 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: 27/2/13	Date: 27/2/13	Date: 27/2/13
		Approved by (MD):
		Sign: <i>[Signature]</i>
		Date: 1 MAR 2013

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MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	VISTA HOMES - VISTA HOMES		
Buyer Name	B. RAVINDER REDDY		
Flat / Bungalow No.	I-202	Area	1220 ✓
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking No.	

Payment & Agreement Details:

A	Total Sale Consideration	28,74,000
B	Stamp duty & registration charges	1,76,740
C	Service Tax @ 3.09% on SC or @4.944% on CA	88,807
D	VAT @ 1.25% on Sale Consideration	35,925
E	Total Taxes (B + C + D)	3,01,472
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	31,75,472
I	Total Amount Paid	30,34,800
J	Balance Amount Payable (H-I)	1,40,672

K	Amount for Sale Deed	28,74,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	24,00,000
O	Margin Monety (A-N)	4,74,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	IDBI		HL Cq. Amount 1,40,000

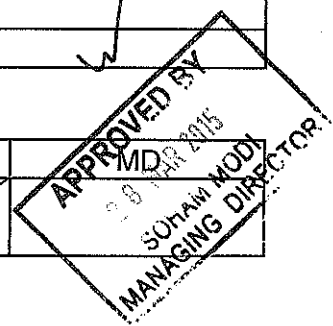
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		1,40,000	Not required ✓
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		-	Not required ✓
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required ✓
Total Taxes Amount (E)	Cq. No.	Amount	Security cq.received
		3,01,472	Collect cq.at the time of registration ✓

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	28/3	28/3/15	28/3/15



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

Flat No.	I-202
Name of Buyer	Mr. B. Ravinder Reddy

A.	Total sale consideration.	28,74,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,72,440/-
E.	Add: VAT	35,925/-
F.	Add: Service Tax.	88,807/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	6,175/-
I.	Less: Amount paid	31,75,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	2,347/-
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/- to be collected wef August 14 to April 15(Rs.10,800/- + 9600)		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	1,66,809/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	August 2014

not finalized : 204001

	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 Rad	Manoj Kumar
Date: 9/4/15	Date: 9/4/15	Date: 9/4/15	Date: 9/4/15

APPROVED BY
Manoj Kumar
Soham Modi
APR 2015
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.