

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-208	☒ 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	Open to sky	☒ Yes ☐ No	
West	6'-6" wide corridor and staircase	☒ Yes ☐ No	
Total sale Consideration	27,52,000/-	☒ Yes ☐ No	
PPT No.	102	N A	
Discount (in Rs. per sft.)	NIL	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	NIL		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	13,42,000/-	☒ Yes ☐ No	
Construction contract value	14,10,000/-	☒ 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):	Approved by (M.D.):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 18/1/13	Date: 18/1/13	Date: 18/1/13	Date: 03 MAY 2013

APPROVED BY
03 MAY 2013
SOHAM MODI
MANAGING DIRECTOR

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

Flat No.	I-208
Name of Buyer	Mr. Sravan Kumar

A.	Total sale consideration.	27,52,000/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,65,120/- ✓
E.	Add: VAT	34,400/- ✓
F.	Add: Service Tax.	85,037/- ✓
G.	Add: Extra Specs Charges (revised)	14,000/- <i>Subject to approval</i>
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	30,55,357/- ✓
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	200/-
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration		
Corpus fund Rs.20,000/- collected vide cheque no.303037, SBI, dated:29.11.14		
Maintenance charges @ Rs.1000/- pm to be collected for initial six months, vide cheque no:303038,SBI, dated 29.11.14		
Membership fee of Rs.50/- collected.		
M	Interest Amount as calculated	1,28,363/- <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	August 2014

	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> Rajalaxmi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Director Sham Modi MANAGING DIRECTOR
Date: <i>11/12/14</i>	Date: <i>11/12/14</i>	Date: <i>11/12/14</i>	Date: <i>11/12/14</i>

Note: 1. Update Sale Completed as 'Yes' in the database.

2. Give a copy of Owners Association rule to the buyer.

Note In the booking Form Customer Signature not there.