

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-306	☒ 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	23,31,550/-	☐ Yes ☐ No	
PPT No.	104	N A	
Discount (in Rs. per sft.)	50/-	N A	
On time payment discount ((in Rs. per sft.))	-		
Total Discount (in Rs. per sft.)	50/-		
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No	
Sale Deed value	17,48,663/- ✓	☐ Yes ☐ No	
Construction contract value	5,82,888/- ✓	☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	30.07.2014	☐ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (TMD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>Accountant</i>	Sign: <i>TMD</i>
Date: 23/2/13	Date: 23/2/13	Date: 23/2/13	Date: 13 MAR 2013

MANAGING DIRECTOR

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

Flat No.	I-306
Name of Buyer	Mr. Samba Siva Rao

A.	Total sale consideration.	23,31,150/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,39,920/- ✓
E.	Add: VAT	29,144/- ✓
F.	Add: Service Tax.	72,032/- ✓
G.	Add: Extra Specs Charges (revised)	8,907/- ✓
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	25,77,133/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	8,620/- 9020/-
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ Rs.1.25% on sale consideration.		
Corpus fund Rs.15,000/- to be collected		
Maintenance charges @ Rs.1000/- pm to be collected for initial six months		
Membership fee of Rs.50/- to be collected.		
M.	Interest Amount as calculated	48,648/- Not finalized.
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:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siva Rao	 Managing Partner:
Date: 8/9/14	Date: 8/9/14	Date: 9/9/14	Date: 9/9/14

- 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. B. Sambasiva Rao		
Flat / Bungalow No.	I-306	AREA	950
Land Area	57.71		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	23,31,550
B.	Stamp duty & registration charges	144393
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	-
D.	VAT @ 1.25% on Sale Agreement	29138
E.	Total taxes (B + C + D)	173531
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	2505081
I.	Total amount paid	21,31,550
J.	Balance amount payable (H – I)	373531

K.	Amount for Sale Deed	2331,550
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	18,50,000
O.	Margin Money (A – N)	4,81,550 -

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
	Syndicate			193450

16,56,53
relax

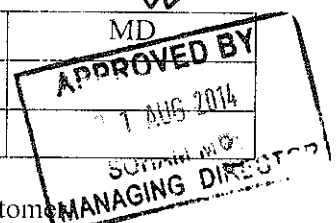
Security Cheque Details

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:			



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 and / or PDC's will be required at the time of taking possession.