

Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	I-308	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1220	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor and staircase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	29,34,780	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	106	N A	
Discount (in Rs. per sft.)	50	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	50		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	29,34,780	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	28.08.2014	<input type="checkbox"/> Yes <input type="checkbox"/> 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: 21/9/13	Date: 21/9/13	Date: 21/9/13	Date: 25 SEP 2013

S. S. MOULI  
MANAGING DIRECTOR

**Sale Deed Authorization Form**

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	MR. JOYDEEP CHAKRABORTY		
Flat / Bungalow No.	I-308	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	29,34,780 -
B.	Stamp duty & registration charges	1,80,400
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	9,0685
D.	VAT @ 1.25% on Sale Agreement	3,6685
E.	Total taxes (B + C + D)	3,07,770
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	32,42,550
I.	Total amount paid	29,92,730
J.	Balance amount payable (H - I)	2,49,820 -

H-L find

K.	Amount for Sale Deed	29,34,780 -
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	<input type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 <sup>st</sup> installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC			

TPT.  
250,000

**Security Cheque Details**

1 <sup>st</sup> installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		250,000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Total Taxes Amount (E)	Cq. No.	Amount	<input checked="" type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		3,07,770	

Remarks:


Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	11/12	11/12/14	01/12/14

**APPROVED BY**  
31 DEC 2014  
MODI  
MANAGING DIRECTOR

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 depc