

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	Mr. Pankaj Shanghvi	☐ Yes ☐ No
Flat no.	I-402	☐ 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	3179000	☐ Yes ☐ No
PPT No.		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	3179000	☐ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	28.10.2015	☐ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign:
Date: 28/10/15	Date: 28/10/15	Date:
		Approved by (MD):
		Sign:
		Date:

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

Flat No.	I-402
Name of Buyer	Mr. Sodadasi Krishna Mohan

A.	Total sale consideration.	31,79,000/-
B.	Less: Discount for on time payments.	1,22,000/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,90,740/-
E.	Add: VAT	15,246/-
F.	Add: Service Tax.	42,875/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	7,519/-
I.	Less: Amount paid	34,32,190/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	1,18,810/-
Remarks: Vat charged @ 1.25% on sale consideration		
Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1200/- pm to be collected wef December 2015		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	71,302/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	December 2015

	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 Baid	Rajalaxmi	Samba Siva Rao	Managing Partner:
Date: 26/1/16	Date: 26/1/16	Date: 26/1/16	Soham Modi

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 - PANKAJ SANGHVI		
Buyer Name	MR. K. KRISHNA MOHAN		
Flat / Bungalow No.	I-402	Area	1220
Land Area	74		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	31,79,000
B	Stamp duty & registration charges	1,95,240
C	Service Tax @ 5.6% on CA	42,700
D	VAT @ 1.25% on Sale Consideration	15,250
E	Total Taxes (B + C + D)	2,53,190
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	34,32,190
I	Total Amount Paid	12,97,762
J	Balance Amount Payable (H-I)	21,34,428

K	Amount for Sale Deed	31,79,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	21,34,428
O	Margin Money (A-N)	10,44,572

Housing Loan Details:

Payment scheme	Housing Loan	Installem Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	SBI	19.08.2015	
			HL Cq. Amount
			21,34,428

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received	
		21,34,428	Not required	
			Collect cq. at the time of registration	
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq. received	
		(2,53,190)	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
		2,53,190		
			Security cq. received	
			Collect cq. at the time of registration	

Remarks:

Registration exp released in favour of M/s. Vista Homes

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

