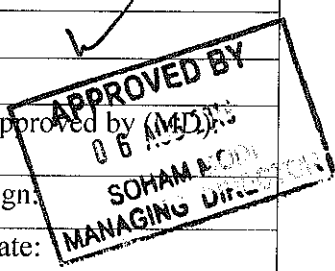


Check List

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.	B-405	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	950	<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 checked="" type="checkbox"/> Deluxe	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration (as per declaration form)	2616500	<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	161	N A
Sale Deed value	2616500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	06.11.2016	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (M.D.):
Sign: <i>Pavan</i>	Sign: <i>G.B. Ram Babu</i>	Sign: <i>Rajyalakshmi</i>	Sign: <i>SOHAM MOH</i>
Date: 6/8/16	Date: 6/8/16	Date: 6/8/16	Date: <i>6/8/16</i>



APPROVED BY
 SOHAM MOH
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-405		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	950	sft	
B	Undivided share of land	57.71	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,616,500	Rs.	
F	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
G	Registrars Const. Value	1,425,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,475,000	Rs.	G + H + I
L	Sale Deed Amount	2,616,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	161,490	Rs.	L X rate + N X rate + incidental charges
P	Service tax	117,743	Rs.	E @ rate or N @ rate
Q	VAT	32,706	Rs.	E X rate
R	Total Taxes	311,939	Rs.	O + P + Q
P	Total Tax Percentage	11.92	%	R/E
Notes				
1	Registrars rates and other values:			
	Land	7,500	Rs. per sq. yd.	
	Construction	1,500	Rs. per sft	
	Parking	500	Rs. per sft	
	Stamp duty & reg charges	6.00	percent	on sale deed
	Stamp duty & reg charges	0.50	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	-	Rs.	0.50% upto a maximum of Rs. 20,000/-
	Undivided share of land	6.075	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	percent	
	Service tax	4.50	percent	under const. of complex services
	Service tax - Const complex serv	6.00	percent	under works contract
	VAT	1.25	percent	
2	Estimate as per prevailing rates that are subject to change.			
3	Applicability of service tax / VAT may differ from case to case.			
4	Some nationalized banks require registration of construction contract.			

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. DIGAMBAR MOHAPATRA & OTHERS		
Flat / Bungalow No.	B-405	Area	57.71
Land Area	950.00		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,16,500
B	Add : Stamp duty & registration charges and mutation exp	1,64,107
C	Add: Service Tax @4.5%	-
D	Add: VAT @1.25%	32,706
E	Total Taxes (B + C + D)	1,96,813
F	Total amount payable (A+E)	28,13,313
G	Total Amount Paid	6,17,475
H	Balance Amount Payable (F-G)	21,95,838

I	Sale Deed Value	26,16,500
J	Construction Contact value	-

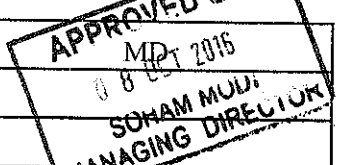
	Total amount in	Chq.ready	Balance amount
K	Housing Loan Sanctioned 20,00,000	20,00,000	-
L	Own contribution (including taxes) 8,13,313	6,17,475	1,95,838

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		20,00,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Own contribution		1,95,838	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		-	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>A. Rajyalakshmi</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	8/10/16	8/10/16	8/10/16	

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

Flat No.	B-405
Name of Buyer	Mr. Digamber Mohapatra

A.	Total sale consideration.	Rs. 26,16,500/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,57,020/- + 2,617/-(GHMC Mutation)
E.	Add: VAT	Rs.32,706/-
F.	Add: Service Tax	Rs. NA/- + 194/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs. 4,600/-
I.	Less: Amount paid	Rs. 28,11,675/-
J.	Balance amount Due	Rs. 1,962/-
K.	Refund	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. - <i>Rs. 25,000/-</i>
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. <i>Not finalised</i>
M.	Maintenance charges due from	November 2016
N.	Buyer Info database balance	Rs. <i>1962/- + 25,000/-</i>
O.	Tally balance	Rs. <i>1962/- + 25,000/-</i>
P.	Remarks:	
	Corpus fund Rs.15,000/- to be collected	
	Maintenance charges @ Rs. 1250/- to be collected for initial six months	
	Membership fee of Rs.50/- to be collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

<i>G.B. Ram Babu</i> G. B. Ram Babu Date: <i>11/11/16</i>	<i>Rajyalakshmi</i> Accountant Date: <i>14/11/16</i>	<i>Samba Siva Rao</i> Samba Siva Rao Date: <i>15/11/16</i>	<i>APPROVED BY</i> <i>02 DEC 2016</i> Managing Partner S. K. MODI SIGNING DIRECTOR Date: <i>15/11/16</i>
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- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.

Project Name Vista Homes
 Flat no. B-405
 Customer Name Mr. Digamber
 Booked by Kishore
 Prepared by Pavan
 Date 05.11.2016
 Sign
 Interest rate 18 % p.a.

Revised on review. Charge 25,000/- interest and allow further off.

APPROVED FOR CONSTRUCTION
 02 DEC 2016
 SOHAM MODI
 MANAGING DIRECTOR

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
23-Jul-16	25000	Booking amount	-	-	-	25,000
23-Jul-16	-25000	Amount received	-	25,000	-	-
02-Aug-16	-200000	Amount Received	10	-	-	(200,000)
08-Aug-16	200000	I Installment	6	(200,000)	(592)	-
08-Aug-16	-392475	Amount received	-	-	-	(392,475)
23-Aug-16	392475	II Installment	15	(392,475)	(2,903)	-
08-Sep-16	899512	III Installment	16	-	-	899,512
15-Sep-16	539708	IV Installment	7	899,512	3,105	1,439,220
15-Sep-16	359805	V Installment	-	1,439,220	-	1,799,025
22-Sep-16	200000	VI Installment	7	1,799,025	6,210	1,999,025
14-Oct-16	-194200	Amount Received	22	1,999,025	21,688	1,804,825
25-Oct-16	-2000000	amount received	11	1,804,825	9,791	(195,175)
	(195175)			Approx Interest Payable	37,299	

Note:

Column A, B & C: Enter Installments & payments received
 Column B: Enter receivables as positive amounts & payments received as negative amounts.
 Columns D to G: Do not change.
 Sort columns A, B & C in ascending order.
 Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. _____ (or) Interest waived

Allow on-time payment discount (or) Reduce on-time payment discount to Rs. _____

Signature of Manager:
 Date

Signature of M.D.:
 Date

Furnish for not permitted

Sir,

- Due to number of holidays and Mr. Bhavesh Mehta's non-availability minor delay happened.

- I. waive off future.

- no on-time payment discount

APPROVED BY
 24 NOV 2016
 SOHAM MODI
 MANAGING DIRECTOR

Handwritten signature and date 24/11/16