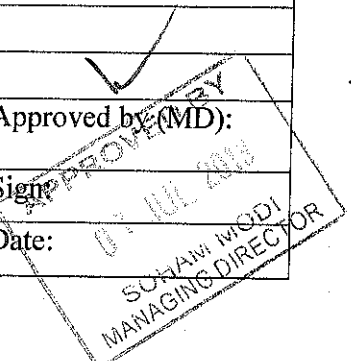


Sale Agreement Authorization Form-VISTA

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.	B-409	<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 checked="" 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	6'-6" wide corridor & Stair case	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	29,95,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	112	N A	
Discount (in Rs. per sft.)	50/-SFT	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	50/-SFT		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	29,95,780/-	<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	18.03.2015	<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>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 11/2/13	Date: 11/2/13	Date: 11/2/13	Date: 07/02/2013



 APPROVED BY
 07/02/2013
 SUMAN MODI
 MANAGING DIRECTOR

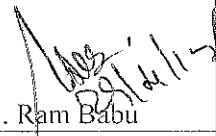

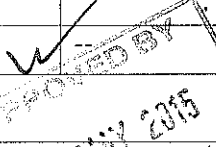
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-409
Name of Buyer	Mr. Sampath Kumar

A.	Total sale consideration.	29,95,780/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,79,760/- ✓
E.	Add: VAT	37,448/- ✓
F.	Add: Service Tax.	92,570/- 92,607
G.	Add: Extra Specs Charges (revised)	1,200/- / Subject to approval
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	33,10,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	1,358/- 1394
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration		
Corpus fund Rs.20,000/- to be collected.		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months. 1050/-		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	69,262/- not finalised,
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 15

	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	 Soham Modi
Date:	Date:	Date: 9/5/15	Date: 5 MAY 2015

- 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-409
 Customer Name Mr. Sampath
 Booked by Gopi
 Prepared by Pavan
 Date 22.04.2015
 Sign
 Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
18-Jun-13	25000	Booking amount	-	-	-	25,000
18-Jun-13	-25000	Booking amount	-	25,000	-	-
02-Jul-13	200000	1st Instalment	14	-	-	200,000
02-Jul-13	-100000	Payment Received	-	200,000	-	100,000
02-Jul-13	-100000	Payment Received	-	100,000	-	-
02-Aug-13	400000	2nd Instalment	31	-	-	400,000
14-Aug-13	-100000	Payment Received	12	400,000	2,367	300,000
14-Aug-13	-100000	Payment Received	-	300,000	-	200,000
14-Aug-13	-100000	Payment Received	-	200,000	-	100,000
14-Aug-13	-100000	Payment Received	-	100,000	-	-
11-Mar-14	1185390	3rd Instalment	209	-	-	1,185,390
29-Apr-14	-1150000	amount received	49	1,185,390	28,644	35,390
24-Sep-14	711234	4th Instalment	148	35,390	2,583	746,624
08-Oct-14	-575000	amount received	14	746,624	5,155	171,624
15-Dec-14	274156	5th Instalment	68	171,624	5,755	445,780
01-Jan-15	200000	On Completion	17	445,780	3,737	645,780
16-Feb-15	-230000	amount received	46	645,780	14,649	415,780
17-Mar-15	-70000	amount received	29	415,780	5,946	345,780
17-Mar-15	-315000	amount received	-	345,780	-	30,780
14-Apr-15	-345000	amount received	28	30,780	425	(314,220)
	(314220)		Approx Interest Payable		69,262	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending 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. Nil

Signature of Manager:

Date :

Signature of M.D.:

Date :

APPROVED BY
 - 5 MAY 2015
 MANAGING DIRECTOR

Dis.
 - minor delay happened from HK
 - No on time payment discount
 - Pl. waiv' or off Interest

[Handwritten Signature]

SALE DEED AUTHORIZATION FORM

Project	VISTA HOMES - VISTA HOMES		
Buyer Name	MR. G. SAMPATH		
Flat / Bungalow No.	B-409	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking No.	

Payment & Agreement Details:

A	Total Sale Consideration	29,95,780
B	Stamp duty & registration charges	1,84,047
C	Service Tax @ 3.09% on SC or @4.944% on CA	92,570
D	VAT @ 1.25% on Sale Consideration	37,447
E	Total Taxes (B + C + D)	3,14,064
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	33,09,844
I	Total Amount Paid	29,65,000
J	Balance Amount Payable (H-I)	3,44,844

K	Amount for Sale Deed	29,95,780
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	23,00,000
O	Margin Money (A-N)	6,95,780

Housing Loan Details:

Payment scheme	Housing Loan	Installem Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	LIC		HL Cq. Amount 3,45,000

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received
		3,45,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)	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
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 Through HL
		3,14,064	<input type="checkbox"/> Security cq. received
			<input type="checkbox"/> Collect cq. at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg);"> APPROVED BY 16 MAR 2015 MD SUHAM MODI MANAGING DIRECTOR </div>
Sign				
Date	16/3/15	16/3/15	16/3/15	