

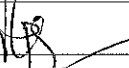



Sale Agreement Authorization Form-VISTA

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	Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	C-002	<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 checked="" type="checkbox"/> Deluxe <input 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	6'-6" wide corridor	<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	32,70,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	154	N A	
Discount (in Rs. per sft.)	125	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	125		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	32,70,000	<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	31.07.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 11/1/16	Date: 27/1/16	Date: 28/1/16	Date: 29 JAN 2016


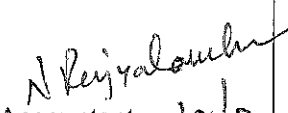
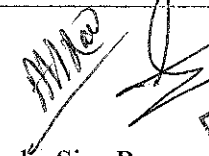

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-002
Name of Buyer	Mrs. K. Ratna Kumari

A.	Total sale consideration.	Rs. 32,70,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,96,210/- + 3,270/- (GHMC)
E.	Add: VAT	Rs. 40,875/-
F.	Add: Service Tax	Rs. 1,47,150/- 1,41,084/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 36,50,241/-
J.	Balance amount Due	Rs. 12,344/- 6278
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M	Maintenance charges due from	October 2017
N	Buyer Info database balance	Rs. 6,278/-
O	Tally balance	Rs. 6,278/- VISTA HOMES
P	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	VISTA HOME LOWURAS HSSM
	Maintenance charges @ Rs. 1800/- to be collected for initial six months	
	Membership fee of Rs.50/- to be collected.	(10850) - " -

	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:

 G. B. Ram Babu Date:	 N. Kejvalaiah Accountant Date: 12/8/17	 Samba Siva Rao Date: 13/8/17	 APPROVED BY Managing Partner: Sohan Modani Date: 19 AUG 2017 MANAGING DIRECTOR
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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.

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR.K. RATNA KUMARI		
Flat / Bungalow No.	C-002	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	32,70,000
B	Add : Stamp duty & registration charges and mutation exp	2,03,770
C	Add: Service Tax @4.5%	1,47,150
D	Add: VAT @1.25%	40,875
E	Total Taxes (B + C + D)	3,91,795
F	Total amount payable (A+E)	36,61,795
G	Total Amount Paid	29,19,495
H	Balance Amount Payable (F-G)	7,42,300

I	Sale Deed Value	32,70,000
J	Construction Contact value	-

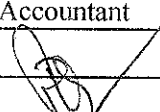

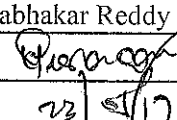
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	26,20,000	18,77,500	7,42,500
L	Own contribution (including taxes)	10,41,795	10,41,995	(200)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(200)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		7,42,500	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid black; padding: 5px; text-align: center;"> APPROVED BY MD 24 MAY 2017 SOHAM MODI MANAGING DIRECTOR </div>
Sign				
Date		23/5/17	23/5/17	