

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	VISTA HOMES	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Mr. Ratan Mulani	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	H-004	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	57.71	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	950	<input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
South	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
East <i>west</i>	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West <i>East</i>	6'- 6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration (as per declaration form)	2664050	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	163	N A	
Sale Deed value	2664050	<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	13.11.2016	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign:	Sign:	Sign:
Date: <i>13/8/16</i>	Date:	Date:	Date:

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - RATAN N MULANI		
Buyer Name	MRS. V. PADMAJA		
Flat / Bungalow No.	H-004	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,64,050
B	Add : Stamp duty & registration charges and mutation exp	1,67,007
C	Add: Service Tax @4.5%	42,738
D	Add: VAT @1.25%	33,301
E	Total Taxes (B + C + D)	2,43,046
F	Total amount payable (A+E)	29,07,096
G	Total Amount Paid	2,75,000
H	Balance Amount Payable (F-G)	26,32,096

I	Sale Deed Value	26,64,050
J	Construction Contact value	-

		Total amount in	Amount Paid	Chq. Ready
K	Housing Loan Sanctioned	23,98,000	-	23,98,000
L	Own contribution (including taxes)	5,09,096	2,75,000	2,34,096

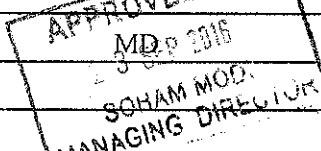
Security Cheque Details:

	Cq. No.	Amount		Security cq.received
1st Installment of HL			✓	Not required
				Collect cq.at the time of registration
Own contribution				Security cq.received
		2,34,096	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount				Security cq.received
		23,98,000		Not required
			✓	Collect cq.at the time of registration

Remarks:

Free Registration, VAT and ST offer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	23/9/16	23/9/16	23/9/16	

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

Flat No.	H-0074
Name of Buyer	Mrs. Padmaja Venkateswara & Mr. A. Mahendra Kumar

A.	Total sale consideration.	Rs. 26,64,050/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. 167,134/- +11872/- +38540/- (regn+VAT+ S.T)
D.	Add: Reg. Charges	Rs. 1,59,870- + 2,664/- (GHMC mutation)
E.	Add: VAT	Rs.11,872/-
F.	Add: Service Tax	Rs.38,540/-
G.	Add: Extra Specs Charges	Rs. (17225/-)
H.	Add: Misc. Charges	Rs. 4,900/- + 15000/-(C.F) + 7550/- (M chgs)
I.	Less: Amount paid	Rs. 26,64,050/-
J.	Balance amount Due	Rs. 5625/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. <i>Not included</i>
M.	Maintenance charges due from	February 2017
N.	Buyer Info database balance	Rs. <i>5625</i>
O.	Tally balance	Rs. <i>N.A.</i>
P.	Remarks:	
	Corpus fund Rs.15,000/- collected	
	Maintenance charges @ Rs. 1250/- pm collected from February 2017	
	Membership fee of Rs.50/- 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	<i>M. Jayalalitha</i> Accountant	<i>Samba Siva Rao</i> Samba Siva Rao	<i>MANOJ</i> APPROVED FOR CONSTRUCTION MANAGING PARTNER Soham, Madhya MANAGER
Date: <i>16/1/17</i>	Date: <i>16/1/17</i>	Date: <i>16/1/17</i>	Date: <i>16 JAN 2017</i>

- 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.	H-004					
Customer Name	Mrs Padmaja					
Booked by	Syed Waseem					
Prepared by	vneela					
Date	16.01.2017					
Sign						
Interest rate	18	% p.a.				

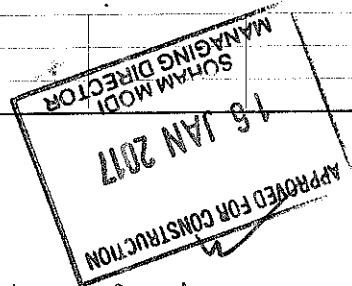
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
11-Aug-16	25000	Booking amount	-	-	-	25,000
11-Aug-16	-25000	Amount received	-	25,000	-	-
23-Aug-16	-250000	amount received	12	-	-	(250,000)
26-Aug-16	200000	I Installment	3	(250,000)	(370)	(50,000)
11-Sep-16	399600	II Installment	16	(50,000)	(395)	349,600
11-Oct-16	919700	III Installment	30	349,600	5,172	1,269,300
11-Oct-16	551870	IV Installment	-	1,269,300	-	1,821,170
26-Oct-16	367880	V Installment	15	1,821,170	13,472	2,189,050
25-Oct-16	-2100000	amount received	(1)	2,189,050	(1,080)	89,050
31-Dec-16	200000	VI Installment	67	89,050	2,942	289,050
12-Jan-17	-289050	amount received	12	289,050	1,711	-
	0			Approx Interest Payable	21,453	

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. _____

Signature of Manager: _____ Signature of M.D.: _____
 Date : _____ Date : _____



Mr.

Only minor delay in the disbursement due to server problem at IBI.

NO on-time payment discount

P.L. waive off.

Mr.
16/1/17