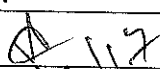
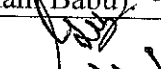
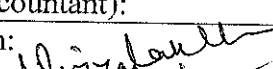


Sale Agreement Authorization Form-Vista

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.	H-305	<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)	2724000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Sale Deed value	2724000	<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	06.07.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (vneela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 6/7/17	Date: 6/7/17	Date: 12/04/17	Date:

जारी करने वाली संस्था
Issuing Branch: RAC
कोड नं. / CODE No.: 15
टेल नं. / Tel No. 0040-2311805

**बैंकर्स चेक
BANKERS CHEQUE**

Key: IDLAT
Sr. No: 822948

1 8 1 1 2 0 1 7
D D M M Y Y Y Y

रुपये RUPEES
PAY PANKAJ SANGHVI
Seven Lakh Sixty Thousand Only

को या उनके आदेश पर
OR ORDER

अता करें ₹ 760000.00

उत्ते भारतीय स्टेट बैंक
FOR STATE BANK OF INDIA

अता करें ₹ 760000.00
AMOUNT BELOW 760001(7/6)

कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

अहस्तातरीणीय / NOT TRANSFERABLE

आधिकारित हस्ताक्षर
AUTHORISED SIGNATORY
BRANCH MANAGER

The Signatory should be registered for full value of the property as shown in the relevant document of Sale. All the title holder(s) should personally visit the Bank to deposit original sale-deed & original link documents latest & upto date EC contain. J their names therein. Interest will be charged from the date of debit to your loan account.

१०३३३६२९११ ००००२०००१ ०००४८२११ १६

जारी करने वाली संस्था
भारतीय स्टेट बैंक
State Bank of India
Branch: RACPC-II, HYDERABAD
कोड नं. / CODE No.: 15330
टेल नं. / Tel No. 0040-2311805

**बैंकर्स चेक
BANKERS CHEQUE**

PAY PURVI M MEHTA

रुपये RUPEES
Two Lakh Forty Thousand Only

Key: RALCOQ
Sr. No: 279477

1 8 1 1 2 0 1 7
D D M M Y Y Y Y

को या उनके आदेश पर
OR ORDER

अता करें ₹ 240000.00

उत्ते भारतीय स्टेट बैंक
FOR STATE BANK OF INDIA

अता करें ₹ 240000.00
AMOUNT BELOW 240001(2/6)

Key: RALCOQ Sr. No: 279477

IOI 000482333630

अहस्तातरीणीय / NOT TRANSFERABLE

आधिकारित हस्ताक्षर
AUTHORISED SIGNATORY
BRANCH MANAGER

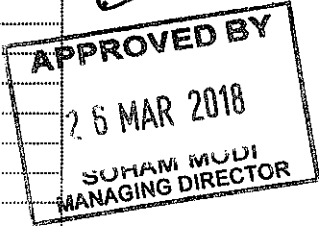
कम्प्यूटर द्वारा मुद्रित होने पर ही वैध
VALID ONLY IF COMPUTER PRINTED

१५३३००००२०००१ ०००४८२११ १६
NOT VALID UNLESS SIGNED BY TWO OFFICIALS
Ph: 020-2311805

१०३३३६३०११ ००००२०००१ ०००४८२११ १६

3336.H.

Interest calculation for delayed payments.						
Project Name:	Vista Homes					
Flat no.	H-305					
Customer Name:	Mr. N. Ajay					
Booked by:	Rani					
Prepared by:	pavan					
Date:	13.03.2018					
Sign:						
Interest rate:	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
23-Mar-17	25000	Booking Amount	-	-	-	25,000
27-Mar-17	200000	I Installment	4	25,000	49	225,000
27-Mar-17	-25000	amount received	-	225,000	-	200,000
07-Apr-17	-100000	amount received	11	200,000	1,085	100,000
11-Apr-17	-100000	amount received	4	100,000	197	-
17-Apr-17	-200000	amount received	6	-	-	(200,000)
17-Apr-17	-208000	amount received	-	(200,000)	-	(408,000)
23-Apr-17	408600	II Installment	6	(408,000)	(1,207)	600
08-May-17	945200	III Installment	15	600	4	945,800
17-May-17	-510000	amount received	9	945,800	4,198	435,800
17-May-17	-580000	amount received	-	435,800	-	(144,200)
08-Jun-17	378080	V Installment	22	(144,200)	(1,564)	233,880
18-Nov-17	-760000	amount received	163	233,880	18,800	(526,120)
18-Nov-17	-240000	amount received	-	(526,120)	-	(766,120)
23-Nov-17	567120	IV Installment	5	(766,120)	(1,889)	(199,000)
30-Nov-17	200000	On completion	7	(199,000)	(687)	1,000
	1000			Approx Interest Payable	18,986	
Note:						
Column A, B & C: Enter Installemnts & 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 accending order.						
Calculate sum of Installments / Payments & Interest						
<input type="checkbox"/> Charge Interest of Rs. (or) <input checked="" type="checkbox"/> Interest waived						
<input checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs.						
Signature of Manager:			Signature of M.D.:			
Date:			Date:			



APPROVED BY
 26 MAR 2018
 SUHAM MODI
 MANAGING DIRECTOR

Sir,
 - Mr. Pankaj Shargis shared flat
 - Minor delay in getting AOS
 - Pl. waive off interest
 - NO OIPD.


 13/3/18

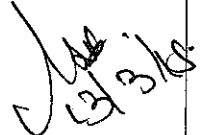
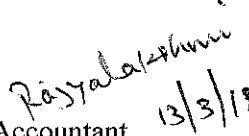
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	H-305
Name of Buyer	Mr. N. Ajay Kumar

A.	Total sale consideration.	Rs. 27,24,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,63,440/-+Rs.2,724/-(GHMC mutation charges)
E.	Add: VAT	Rs. 11,872/-
F.	Add: Service Tax	Rs. 39,739/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,680/-
I.	Less: Amount paid	Rs. 29,19,728/-
J.	Balance amount Due	Rs. 27,687/- 27,727/- ✓
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	March 2018
N.	Buyer Info database balance	Rs. 27,727/- ✓
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.15,000/- to be collected	
	Maintainance charges @ Rs. 1500/- pm to be collected wef Mar 18 18 to Aug 18	
	Membership fee 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:

 G. B. Ram Babu	 Accountant 13/3/18	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.