

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. KADARLA KARHIK		
Flat / Bungalow No.	B-003	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	25,69,500
B	Add : Stamp duty & registration charges and mutation exp	1,61,240
C	Add: Service Tax @4.5%	-
D	Add: VAT @1.25%	32,119
E	Total Taxes (B + C + D)	1,93,358
F	Total amount payable (A+E)	27,62,858
G	Total Amount Paid	13,02,500
I	Balance Amount Payable (F-G)	14,60,358

I	Sale Deed Value	25,69,500
J	Construction Contact value	-

		Total amount in Rs.	Amount Paid	cheq ready
K	Housing Loan Sanctioned	14,61,204	-	14,61,204
L	Own contribution (including taxes)	13,01,654	13,02,500	(846)

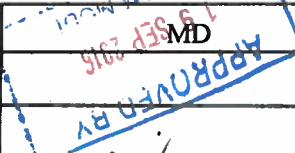
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Own contribution		(846)	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount		14,61,204	Not required
			✓ Collect cq.at the time of registration

Remarks:

No Service Tax

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>A. Rajarajasekh</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	19/9/16	19/9/16	19/09/16	



Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad - 500 062. Ph: +91-40-6464 4006.
Owned & Developed by: M/s. VISTA HOMES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4 18//3&4, 11 Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91 40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

Date: 8/3/17

To,
Mr. Kadarla Karthik
H. No:10-328, Vasanthapuri Colony,
Behind: Manju Shankar Apartments Lane,
Malkajgiri, Hyderabad - 500 047

Sub: Letter of Possession for flat no. 003 in block no. B in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

You shall become a member of 'Vista Homes Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: X. Laxmi Kala

Name: _____

Date: _____

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

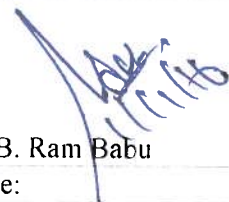
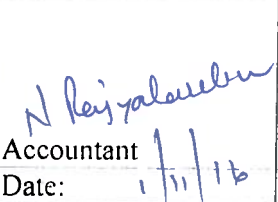

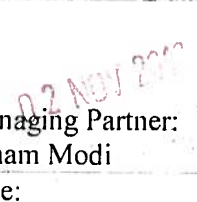
Flat No.	B-003
Name of Buyer	Mr. K. karthik

A.	Total sale consideration.	Rs. 25,69,500/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,54,200/- + 2570/- (0.1% of mutation charges)
E.	Add: VAT	Rs. 32,119/-
F.	Add: Service Tax	Rs. 194/-
G.	Add: Extra Specs Charges	Rs. nil
H.	Add: Misc. Charges	Rs. 4,600/-
I.	Less: Amount paid	Rs. 27,63,704/-
J.	Balance amount Due	Rs. (521)
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 521
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	November 2016
N.	Buyer Info database balance	Rs. - 521 ✓
O.	Tally balance	Rs. - 521 ✓
P.	Remarks:	
	Corpus fund Rs. 15,000/- to be collected	
	Maintenance charges @ Rs. 1250/- to be collected initial six months	1250x2
	Membership fee of Rs. 50/- to be collected	50x4 = 200

52
8550:

	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	Samba Siya Rao	Managing Partner: Soham Modi
Date:	Date: 1/11/16	Date: 1/11/16	Date:

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-003
 Customer Name Mr. Karthik
 Booked by Satish
 Prepared by Pavan
 Date 17.10.2016
 Sign
 Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
04-Jul-16	25000	Booking amount	-	-	-	25,000
04-Jul-16	25000	amount received	-	25,000	-	-
17-Jul-16	200000	I Installment	13	-	-	200,000
18-Jul-16	-200000	amount received	1	200,000	99	-
02-Aug-16	385425	II Installment	15	-	-	385,425
02-Aug-16	1407260	within 7 days of comp	-	385,425	-	1,792,685
02-Aug-16	351815	within 7 days of comp	-	1,792,685	-	2,144,500
02-Aug-16	200000	on completion	-	2,144,500	-	2,344,500
02-Aug-16	-300000	Amount received	-	2,344,500	-	2,044,500
29-Aug-16	-140000	amount received 23.01	27	2,044,500	27,223	1,904,500
01-Sep-16	-175000	Amount received	3	1,904,500	2,818	1,729,500
12-Sep-16	-229500	amount received	11	1,729,500	9,382	1,500,000
19-Sep-16	2570	mutation charges	7	1,500,000	5,178	1,502,570
19-Sep-16	32119	Vat	-	1,502,570	-	1,534,689
20-Sep-16	-233000	amount received	1	1,534,689	757	1,301,689
28-Sep-16	-1361204	amount received	8	1,301,689	5,135	(59,515)
28-Sep-16	-100000	amount received	-	(59,515)	-	(159,515)
30-Sep-16	154200	registration charges	2	(159,515)	(157)	(5,315)
30-Sep-16	4300	misc exp	-	(5,315)	-	(1,015)
	(1015)			Approx Interest Payable	50,434	

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. Nil

Signature of Manager:

Date :

Signature of M.D.:

Date :

Sir,
 - customer has approached "GIC" through an agent and paid 5% doH/K as commission
 - minor delay - please waive off interest
 - no on time payment discount

[Handwritten signature]
 02 NOV 2016

MEMBERSHIP ENROLMENT FORM

Date: 8/3/17

To,
The President,
Vista Homes Owner's Association,
Survey no. 193 to 195,
Kushaiguda,
Hyderabad - 500 062.

Dear Sir,

I am the owner of flat no. 003 in block no. 'B' in our project known as 'Vista Homes' at Survey No. 193 to 195, Kushaiguda, Hyderabad - 500 062.

I request you to enroll me as a member of the 'Vista Homes Owner's Association'.

I have paid an amount of Rs. 50/- towards membership enrollment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (34) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of November 2016 at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: K. Laxmikala

Name: _____

Address for correspondence:

Mr. Kadarla Karthik
H. No:10-328, Vasanthapuri Colony,
Behind: Manju Shankar Apartments Lane,
Malkajgiri, Hyderabad - 500 047

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Vista

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Hyderabad - 500 062. Ph: +91-40-6464 4006.
Owned & Developed by: M/s. VISTA HOMES



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Email: info@modiproperties.com
www.modiproperties.com

NO DUE CERTIFICATE

To,
Mr. Kadarla Karthik
H. No:10-328, Vasanthapuri Colony,
Behind: Manju Shankar Apartments Lane,
Malkajgiri, Hyderabad - 500 047

Date: 8/3/17

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 003 in block no. 'B' in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.,

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

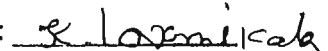
Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: _____

Date: _____