

SALE DEED AUTHORIZATION FORM

Project	M/S. VI STA HOMES - PANKAJ SANDHVI SHARE INVESTOR		
Buyer Name	MR. PALEPU SUBBA RAO AND OTHERS		
Flat / Bungalow No.	B-107	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,90,000
B	Add : Stamp duty & registration charges and mutation exp	1,68,590
C	Add: Service Tax @4.5%	6,574
D	Add: VAT @1.25%	33,625
E	Total Taxes (B + C + D)	2,08,789
F	Total amount payable (A+E)	28,98,789
G	Total Amount Paid	4,45,000
H	Balance Amount Payable (F-G)	24,53,789

I	Sale Deed Value	26,90,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	24,65,000	-	24,65,000
L	Own contribution (including taxes)	4,33,789	4,45,000	(11,211)

Security Cheque Details:

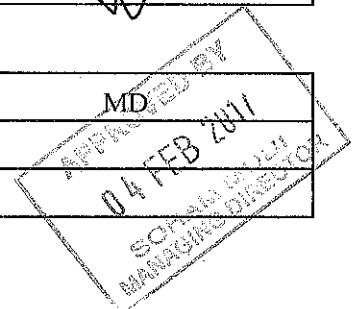
	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		(11,211)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		24,65,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

Pankaj Shangivi and Purvi V. Mehta Share flat.
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Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>		<i>[Signature]</i>	
Date	3/2/17		3/01/17	




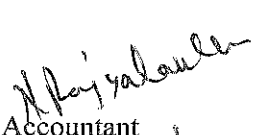

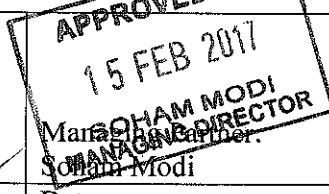
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-107
Name of Buyer	Mr. Palepu Subba Rao

A.	Total sale consideration.	Rs. 26,90,000/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,61,400/- + 2690/- (0.1% of mutation charges)
E.	Add: VAT	Rs. 11,872/- ✓
F.	Add: Service Tax	Rs. 39,740/- + 195/-
G.	Add: Extra Specs Charges	Rs. nil
H.	Add: Misc. Charges	Rs. 5,200/- 1900
I.	Less: Amount paid	Rs. 29,10,202/-
J.	Balance amount Due	Rs. 895/- 595
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	February 2017
N.	Buyer Info database balance	Rs. 595/-
O.	Tally balance	Rs. —
P.	Remarks:	
	Corpus fund Rs. 15,000/- to be collected	(YAS)
	Maintenance charges @ Rs. 1500/- to be collected initial six months wef Feb 17 to July 17	(Yes)
	Membership fee of Rs. 50/- to be collected	

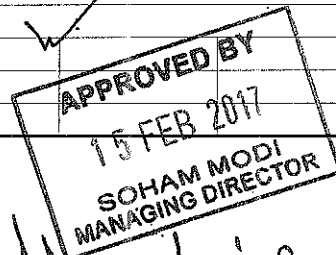
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Manoj CHAM MODI SOHAM CHAM DIRECTOR
Date: 16/2/17	Date: 16/2/17	Date: 16/2/17	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-107					
Customer Name	Mr. P. Subbarao					
Booked by	Kranthi					
Prepared by	Pavan					
Date	16.02.2017					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
09-Oct-16	25000	Booking Amount	-	-	-	25,000
09-Oct-16	-25000	amount received	-	25,000	-	-
23-Oct-16	200000	I Installment	14	-	-	200,000
25-Oct-16	-40000	amount received	2	200,000	197	160,000
25-Oct-16	-152000	amount received	-	160,000	-	8,000
05-Nov-16	-8000	amount received	11	8,000	43	-
09-Nov-16	399000	II Installment	4	-	-	399,000
24-Nov-16	929000	III Installment	15	399,000	2,952	1,328,000
24-Dec-16	558000	IV Installment	30	1,328,000	19,647	1,886,000
20-Jan-17	-2244798	amount received	27	1,886,000	25,112	(358,798)
25-Jan-17	379000	V Installment	5	(358,798)	(885)	20,202
30-Jan-17	200000	On completion	5	20,202	50	220,202
01-Feb-17	-220202	amount received	2	220,202	217	-
	0			Approx Interest Payable	47,334	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:				Signature of M.D.:		
Date :				Date		



Sir.
 Delay due to Mr. Pavan's Shergar's executing
 and sending courier.

No on-time payment discount.

I.e. advise of

16/2/17