

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

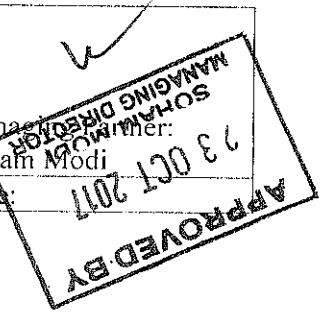
Flat No.	C-101
Name of Buyer	Mr. K. Gurivi Reddy

A.	Total sale consideration.	Rs.34,23,000/-
B.	Less: Discount for on time payments.	Rs. 36,600/-
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,05,380/-+Rs.3,423/-(GHMC mutation charges)
E.	Add: VAT	Rs. NA + 3,22,146/- (GST)
F.	Add: Service Tax	Rs.33,230/-
G.	Add: Extra Specs Charges	Rs. 5,650/- + 1,017/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs.39,39,910/-
J.	Balance amount Due	Rs. 22,416/-
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	- ?
N.	Buyer Info database balance	Rs. 22,416/-
O.	Tally balance	Rs. 22,416/-
P.	Remarks:	
	Corpus Fund Rs.20,000/- to be collected	
	Maintainance charges @ Rs. 1800/- pm to be collected for initial six months	10,800/-
	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:

<i>[Signature]</i> G. B. Ram Babu Date: 23/10/17	<i>[Signature]</i> Accountant Date: 23/10/17	<i>[Signature]</i> Samba Siva Rao Date: 23/10/17	<i>[Signature]</i> Manager Sohan Modi Date: 23/10/17
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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. GURIVI REDDY		
Flat / Bungalow No.	C-101	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	34,23,000
B	Add : Stamp duty & registration charges, Mutation exp	2,13,103
C	Add: Service Tax and VAT @ 5.75 on	42,461
D	Add: GST @ 12% on	3,22,146
E	Total Taxes (B + C + D)	5,77,710
F	Total amount payable (A+E)	40,00,710
G	Total Amount Paid	20,39,910
H	Balance Amount Payable (F-G)	19,60,800

K	Sale Deed Value	34,23,000
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	19,00,000	-	19,00,000
N	Own contribution (including taxes)	21,00,710	20,39,910	60,800

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
Own contribution		60,800	<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
Balance HL Amount		19,00,000	<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

61,000/- on time payment discout given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	27/9/17	27/9/17	27/9/17

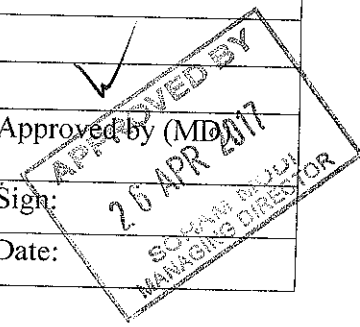
APPROVED BY
 MD
 27 SEP 2017
 SUDHAM INDOJI
 MANAGING DIRECTOR

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-101	<input type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Built-up-area (sft)	1220	<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"/> 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 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	34,23,000	<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	172	NA
Discount (in Rs. per sft.)	150	NA
On time payment discount ((in Rs. per sft.)	50	
Total Discount (in Rs. per sft.)	200	
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	34,23,000	<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 type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	18.09.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 18/3/17	Date: 26/4/17	Date: 26/4/17	Date: 26 APR 2017



APPROVED BY
[Signature]
 26 APR 2017
 SORAB BUDU
 MANAGING DIRECTOR