

**SALE DEED AUTHORIZATION FORM**

Project	M/S. VISTA HOMES - VISTA HOMES - CHANDRASEKHAR SHARDE		
Buyer Name	MR. KARTHI R		
Flat / Bungalow No.	C-301	Area	1220
Land Area	74.12		
Car Parking No.			Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	
B	Add : Stamp duty & registration charges and mutation exp	35,06,000
C	Add: Service Tax & VAT @5.75% on 10,49,200/-	2,20,166
D	Add: GST @ 12% on 5,82,500/-	1,88,856
E	Total Taxes (B + C + D)	
F	Total amount payable (A+E)	4,09,022
G	Total Amount Paid	39,15,022
H	Balance Amount Payable (F-G)	7,88,000
		31,27,022
I	Sale Deed Value	
J	Construction Contact value	35,06,000

	Total amount in	cheque ready	Balance HL
K	Housing Loan Sanctioned 30,00,000	25,00,000	5,00,000
L	Own contribution (including taxes) 9,15,022	7,88,000	1,27,022

**Security Cheque Details:**

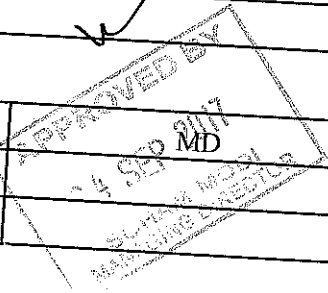
	Cq. No.	Amount	Security cq.received
1st Installment of HL		25,00,000	Not required
			Collect cq.at the time of registration
Own contribution		1,27,022	Security cq.received
			Not required
Balance HL Amount		5,00,000	Collect cq.at the time of registration
			Security cq.received
			Not required
			Collect cq.at the time of registration

**Remarks:**

# Chandrasekhar Reddy & Investor Stamp

**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>Rajyalakshmi</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	01/09/17	01/09/17	01/09/17



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

Flat No.	C-301
Name of Buyer	Mr. Karthi

A.	Total sale consideration.	Rs. 35,06,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,10,360/-+Rs.3,506/-(GHMC mutation charges)
E.	Add: VAT	Rs. 15,246/-
F.	Add: Service Tax	Rs. 50,226/-
G.	Add: Extra Specs Charges	Rs. -23,635/-
H.	Add: Misc. Charges	Rs.5,380/-
I.	Less: Amount paid	Rs.37,89,837/-
J.	Balance amount Due	Rs. —
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. -22,754/-
L.	Interest Payable <i>Not finalized</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	—?
N.	Buyer Info database balance	Rs. (22,754) ⇒ in favour of Karthi.R.
O.	Tally balance	Rs. (22,754)
P.	Remarks:	
	Corpus Fund Rs.20,000/- to be collected	<i>collected chq no. 000030 dt. 4/11/17 HDF</i>
	Maintainance charges @ Rs. 1800/- pm to be collected for initial six months	<i>Rs. 10,800/- collected chq. no. 3</i>
	Membership fee Rs.50/- to be collected	<i>collected</i>

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	<i>N Rajalamb</i> Accountant	<i>Samba Siya Rao</i> Samba Siya Rao	<i>APPROVED BY</i> Managing Partner: Sohan Modi SUHAM MUDI MANAGING DIRECTOR
Date:	Date: 31/10/17	Date: 1/11/17	Date: 1/11/17

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

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

Flat No.	<b>C-301</b>
Name of Buyer	<b>Mr. Karthi</b>

A.	Total sale consideration.	Rs. 35,06,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,10,360/-+Rs.3,506/-(GHMC mutation charges)
E.	Add: VAT	Rs. 15,246/-
F.	Add: Service Tax	Rs. 50,226/-
G.	Add: Extra Specs Charges	Rs. -23,635/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs.5,380/-
I.	Less: Amount paid	Rs.37,89,837/-
J.	Balance amount Due	Rs. —
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. -22,754/-
L.	Interest Payable <i>Not finalized</i>	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	—?
N.	Buyer Info database balance	Rs. (22,754) → in favour of <i>Karthi.R.</i>
O.	Tally balance	Rs. (22,754)
P.	Remarks:	
	Corpus Fund Rs.20,000/- to be collected	<i>collected chq no. 000030 dt. 4/11/17 HDFC</i>
	Maintainance charges @ Rs. 1800/- pm to be collected for initial six months	<i>RS. 10,850/- collected chq. no. 3</i>
	Membership fee Rs.50/- to be collected	<i>collected</i>

	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	<i>N. Rajalaxmi</i> Accountant	<i>Samba Siya Rao</i> Samba Siya Rao	
Date:	Date: <i>31/10/17</i>	Date: <i>1/11/17</i>	

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