

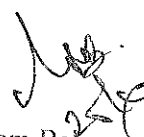
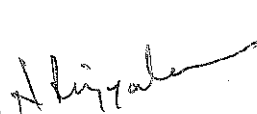


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-406
Name of Buyer	Mr. Atul Singh

A.	Total sale consideration.	Rs. 32,70,280/-
B.	Less: Discount for on time payments.	Rs. 61,000/-
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.1,96,260/-+Rs.3,271/-(GHMC mutation charges)
E.	Add: VAT	Rs. 40,879/- + 41,420/- (GST)
F.	Add: Service Tax	Rs. 1,31,630/-
G.	Add: Extra Specs Charges	Rs. 4,100/- + 738/- → Not finalized Subje to ap
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs.35,99,000/-
J.	Balance amount Due	Rs. 33,658/-
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. 33,658/- 4838 + 28820
O.	Tally balance	Rs. 22,658/- ①
P.	Remarks:	
	Corpus Fund Rs.20,000/- to be collected ②	
	Maintainance charges @ Rs. 1800/- pm to be collected for initial six months 10850. ③	
	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 Date:	 Accountant Date: 22/10/17	 Samba Siva Rao Date: 27/10/17	 Managing Partner: Soham Modi Date: 28 OCT 2017
--	---	--	---

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

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

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-406	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1220	<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"/> 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 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 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	3270280	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		
Discount (in Rs. per sft.)	159	N A
On time payment discount ((in Rs. per sft.)	125	N A
Total Discount (in Rs. per sft.)	50	
Sale Consideration Calculation	175	
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	3270280	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	13.06.2017	<input type="checkbox"/> Yes <input type="checkbox"/> No
10 cal Address is taken in Agreement of Sale.		

Prepared by

(Pavan):

Sign:

Date:

[Signature]
13/6/17

Checked by

(G. B. Ram Babu):

Sign:

Date:

[Signature]
13/6/17

Checked by

(Accountant):

Sign:

Date:

[Signature]
13/6/17

Approved by

Sign:

Date:

APPROVED BY
13 JUN 2017
SOPHAM M...
MANAGING DIR...

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. ATUL SINGH & OTHES		
Flat / Bungalow No.	C-406	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	32,70,280
B	Add : Stamp duty & registration charges and mutation exp	2,03,787
C	Add: Service Tax @4.5%	1,47,163
D	Add: VAT @1.25%	40,879
E	Total Taxes (B + C + D)	3,91,828
F	Total amount payable (A+E)	36,62,108
G	Total Amount Paid	29,25,110
H	Balance Amount Payable (F-G)	7,36,998

I	Sale Deed Value	32,70,280
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready	
K	Housing Loan Sanctioned	29,43,000	22,69,110	6,73,890
L	Own contribution (including taxes)	7,19,108	6,56,000	63,108

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		63,108	<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		6,73,890	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

61,000/- on time payment discount given:
--

Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	23/6/17	23/6/17	23/6/17

APPROVED BY
24 JUN 2017
SOPHAM MOJI
MANAGING DIRECTOR