

SALE DEED AUTHORIZATION FORM

Project	M/s.VISTA HOMES -VISTA HOMES		
Buyer Name	MR. PRASAD GORTI S. S.		
Flat / Bungalow No.	H-006	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)	1,93,359
F	Total amount payable (A+E)	27,62,859
G	Total Amount Paid	26,53,765
H	Balance Amount Payable (F-G)	1,09,094

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

		Total amount in Rs.	Amount paid / released	Balance amount
K	Housing Loan Sanctioned	20,50,000	18,50,000	2,00,000
L	Own contribution (including taxes)	7,12,859	8,03,765	(90,906)

Security Cheque Details:

	Cq. No.	Amount		Security cq.received
1st Installment of HL		18,50,000	✓	Not required
				Collect cq.at the time of registration
Own contribution		(90,906)	✓	Not required
				Collect cq.at the time of registration
Balance HL Amount		2,00,000	✓	Not required
				Collect cq.at the time of registration

Remarks:

Service tax not applicable

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>Rajalalulu</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	25/8/16	25/8/16	25/8/16	

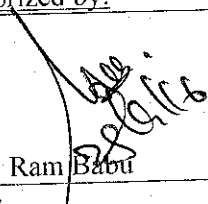
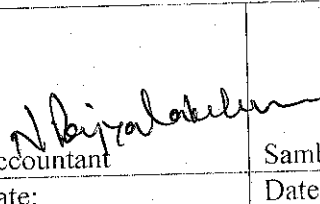

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	H-006
Name of Buyer	Mr. Prasad Gorti

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/- (GHMC mutation charges)
E.	Add: VAT	Rs. 32,119/-
F.	Add: Service Tax	Rs. NA +195/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 4,600/-
I.	Less: Amount paid	Rs. 27,62,340/-
J.	Balance amount Due	Rs. 844/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 70,120/-
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	September 2016
N.	Buyer Info database balance	Rs. 844/-
O.	Tally balance	Rs. 844/-
P.	Remarks:	
	Service tax not applicable	
	Corpus fund Rs.15,000/- to be collected.	
	Maintenance charges @ Rs.1250/- pm to be collected wef Sept 2016	25/2/17, 7550/-
	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	--
3. 6 PDC for Maintenance Charges collected	--
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
5. Corpus fund collected	--
6. VAT / Service Tax charged on other amounts	Yes

Authorized by:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	<div style="border: 2px solid black; padding: 5px; text-align: center;"> APPROVED BY 08 SEP 2016 SOHAM Modi Managing Director SOHAM PANAJI </div>
Date:	Date:	Date: 28/9/16	

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

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.	H-006	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	950	<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 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	25,69,000	<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	159	N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	/	
Total Discount (in Rs. per sft.)	150	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	25,69,000	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	02.07.2016	<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>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>Rajyalakshmi</i>	Sign: <i>Suham Modi</i>
Date: <i>15/5/16</i>	Date: <i>3/6/16</i>	Date: <i>03/6/15</i>	Date: <i>03 JUL 2016</i>

APPROVED BY
SUHAM MODI
MANAGING DIRECTOR