

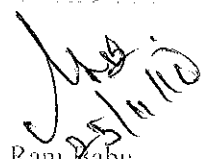
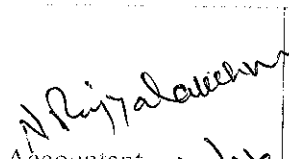


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	H-107
Name of Buyer	Mrs. Jaganmayi Tadala

A.	Total sale consideration.	Rs. 26,50,000/-	✓
B.	Less: Discount for on time payments.	Rs. nil	
C.	Less: Other discounts	Rs. 1,59,000/- + 2,650/- + 11,872/- + 36,794/- + 4,300/- (free regn,vat, service tax)	
D.	Add: Reg. Charges	Rs. 1,59,000/- + 2,650/-	✓
E.	Add: VAT	Rs. 11,872/-	✓
F.	Add: Service Tax	Rs. 36,600/- + 194/-	✓
G.	Add: Extra Specs Charges	Rs. nil	
H.	Add: Misc. Charges	Rs. 4,600/- + 600/-	✓
I.	Less: Amount paid	Rs. 25,25,000/-	✓
J.	Balance amount Due	Rs. 1,25,900/-	125,000 - 900/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No	Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No	Rs. Not finalised
M.	Maintenance charges due from	December 2016	
N.	Buyer Info database balance	Rs. 900/-	
O.	Tally balance	Rs. N.A.	
P.	Remarks:	Corpus fund Rs.15,000/- to be collected Maintenance charges @ Rs. 1250/- to be collected for initial six months 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 Date: 25/11/16	 Accountant Date: 25/11/16	 Samba Siva Rao Date: 29/11/16	 Managing Partner Soham Modi Date: 30 NOV 2016
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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.

Verified By:
 Date: 25/11/16
M. JAYA PRAKASH
 Manager-Finance & Accounts

Interest calculation for delayed payments.

Project Name Vista Homes
 Flat no. H-107
 Customer Name Mrs. Jaganmayi Tadala
 Booked by Rani
 Prepared by Pavan
 Date 24.11.2016
 Sign
 Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
21-Aug-16	25000	Booking Amount	-	-	-	25,000
24-Aug-16	-25000	amount received	3	25,000	37	-
24-Aug-16	-170000	amount received	-	-	-	(170,000)
24-Aug-16	-30000	amount received	-	(170,000)	-	(200,000)
06-Sep-16	200000	II Installment	13	(200,000)	(1,282)	-
21-Sep-16	399600	III Installment	15	-	-	399,600
05-Oct-16	905650	IV Installment	14	399,600	2,759	1,305,250
15-Oct-16	551870	V Installment	10	1,305,250	6,437	1,857,120
18-Oct-16	-2300000	amount received	3	1,857,120	2,748	(442,880)
20-Oct-16	367880	VI Installment	2	(442,880)	(437)	(75,000)
31-Oct-16	200000	On Completion	11	(75,000)	(407)	125,000
24-Nov-16	-125000	amount payable	24	125,000	1,479	-
	0			Approx Interest Payable	11,334	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending order.

Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. _____ (or) Interest waived

Allow on-time payment discount (or) Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Date

Signature of M.D.:

Date

APPROVED BY
 30 NOV 2016
 RAJESH MODI
 MANAGING DIRECTOR

Dr. wdi or Mr. Interest

24/11/16

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - RATAN N MULANI		
Buyer Name	MRS JAGANMAYI TADALA & OTHERS		
Flat / Bungalow No.	H-107	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	26,50,000
B	Add : Stamp duty & registration charges and mutation exp	1,66,150
C	Add: Service Tax @4.5%	42,738
D	Add: VAT @1.25%	33,125
E	Total Taxes (B + C + D)	2,42,013
F	Total amount payable (A+E)	28,92,013
G	Total Amount Paid	2,25,000
H	Balance Amount Payable (F-G)	26,67,013

I	Sale Deed Value	26,50,000
J	Construction Contact value	-

	Total amount in	Amount Paid / Chq. ready	Balance Payment / <i>chq. ready</i>
K	Housing Loan Sanctioned 23,00,000	-	23,00,000
L	Own contribution (including taxes) 5,92,013	2,25,000	3,67,013

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		3,67,013	<input type="checkbox"/> Not required <i>RC = free after: Rs 10,00,000</i>
			<input type="checkbox"/> Collect cq. at the time of registration
			<input type="checkbox"/> Security cq. received <i>Balance.</i>
Balance HL Amount		23,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq. at the time of registration
			<input type="checkbox"/> Security cq. received

Remarks:

Free Registration, VAT and ST offer

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid black; padding: 5px; display: inline-block;"> APPROVED BY 3 SEP 2015 SOHAM MULANI MANAGING DIRECTOR </div>
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	23/09/16	23/09/16	23/09/16	