

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

Flat No.	H-108
Name of Buyer	Mr. BSPK Murali

A.	Total sale consideration.	33,01,000/-
B.	Less: Discount for on time payments.	30,500/- <i>Subject to approval</i>
C.	Less: Other discounts	1,98,060/- + 4,300/- + 41,263/- (free regn, stamp duty & Vat)
D.	Add: Reg. Charges	1,98,060/-
E.	Add: VAT	41,263/-
F.	Add: Service Tax.	NA
G.	Add: Extra Specs Charges (revised)	8,400/- <i>Subject to approval</i>
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	32,71,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	8,200/- - <i>VISTA HOMES</i> ①
L.	Refund if any	
Remarks: Vat charged @ 1.25% on sale consideration		
Corpus fund Rs.20,000/- to be collected <i>VISTA HOMES OWNERS ASSOCIATION</i>		
Maintenance charges @ Rs.1200/- pm to be collected wef April 2016 <i>7250/-</i>		
Membership fee of Rs.50/- to be collected.		
M.	Interest Amount as calculated	5,661/-
N.	Service Tax paid to department	No
O.	Service Tax security deposit to be collected	Yes
P.	Maintenance charges due from	April 2016

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	APPROVED BY 9 FEB 2016 MANAGING DIRECTOR
Date: <i>[Signature]</i>	Date: 29/2/16	Date: 29/2/16	Date: <i>[Signature]</i>

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

Interest calculation for delayed payments.						
Project Name	Vista Homes					
Flat no.	H-108					
Customer Name	Mr. BSPK Murali					
Booked by	Nitin					
Prepared by	Pavan					
Date	29.02.2016					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
16-Dec-15	25000	Booking Amount	-	-	-	25,000
16-Dec-15	-25000	amount received	-	25,000	-	-
26-Dec-15	-200000	amount received	10	-	-	(200,000)
31-Dec-15	200000	I Installment	5	(200,000)	(493)	-
14-Jan-16	495150	II Installment	14	-	-	495,150
18-Jan-16	-381000	amount received	4	495,150	977	114,150
31-Jan-16	1904680	III Installment	13	114,150	732	2,018,830
05-Feb-16	476170	IV Installment	5	2,018,830	4,978	2,495,000
05-Feb-16	-2665000	amount received	-	2,495,000	-	(170,000)
14-Feb-16	200000	V Installment	9	(170,000)	(755)	30,000
29-Feb-16	-30000	amount payable	15	30,000	222	-
	0					
				Approx Interest Payable	5,661	
Note:						
Column A, B & C: Enter Installemnts & payments received						
Column B: Enter receivables as positive amounts & payments received as negative amounts.						
Cloumns D to G: Do not change.						
Sort columns A , B & C in accending order.						
Calculate sum of Installments / Payments & Interest						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input checked="" type="checkbox"/> Allow on-time payment discount (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. _____						
Signature of Manager:			Signature of M.D.:			
Date :			Date :			

APPROVED BY
 29 FEB 2016
SOHAM MUDI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Prpject	M/s. VISTA HOMES -VISTA HOMES		
Buyer Name	MR. B. S. K. MURALI		
Flat / Bungalow No.	H-108	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	33,01,000
B	Stamp duty & registration charges	2,02,560
C	Service Tax @ 3.625% on Sale Deed	1,15,535
D	VAT @ 1.25% on Sale Consideration	41,263
E	Total Taxes (B + C + D)	3,59,358
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	36,60,358
I	Total Amount Paid	6,06,000
J	Balance Amount Payable (H-I)	30,54,358

K	Amount for Sale Deed	33,01,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	26,65,000
O	Margin Money (A-N)	6,36,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	SBI	25.01.16	HL Cq. Amount 26,65,000

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		26,65,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		30,000	Security cq.received
			<input checked="" type="checkbox"/> Not required <i>Discount</i> <input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount			Security cq.received
			<input checked="" type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)		3,59,358	Paid <input checked="" type="checkbox"/> Through HL
			Security cq.received <i>free offer</i> <input checked="" type="checkbox"/> Collect cq.at the time of registration

Remarks:

25/- per sft on time payment discout given @ Rs.30,500/-
Registration, VAT and ST free offer

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date		28/01/16	28/01/16



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.	H-108	<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 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 & stair case	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	3301000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)		N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	3301000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	14.03.2015	<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>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>12/12/15</i>	Date: <i>28/12/15</i>	Date: <i>31/12/15</i>	Date: <i>[Signature]</i>

APPROVED BY
06 JAN 2016
SOHAM MODI
MANAGING DIRECTOR