

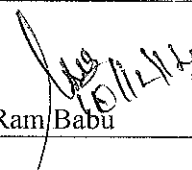
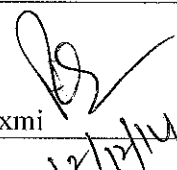
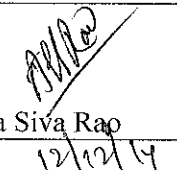
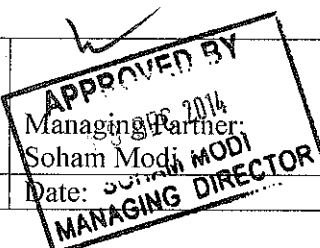
Authorization form for handing over the possession of Flat in 'Vista Homes'

| | |
|---------------|-------------------|
| Flat No. | I-102 |
| Name of Buyer | Mr. S. Arun Kumar |

| | | |
|--|--|---|
| A. | Total sale consideration. | 27,52,000/- ✓ |
| B. | Less: Discount for on time payments. | Nil |
| C. | Less: Other discounts | Nil |
| D. | Add: Reg. Charges | 1,65,120/- |
| E. | Add: VAT | 34,400/- |
| F. | Add: Service Tax. | 85,037/- |
| G. | Add: Extra Specs Charges (revised) | Nil Nil statement required for PSE Engineer |
| H. | Add: Misc. Charges | 4,600/- |
| I. | Less: Amount paid | 30,41,000/- |
| J. | Add: Interest Amount to be charged | |
| K. | Balance amount Due | 157/- |
| L. | Refund if any | |
| Remarks: Service tax charged @ 3.09% on sale consideration. | | |
| Vat charged @ 1.25% on sale consideration. | | |
| Corpus fund Rs.20,000/- to be collected | | |
| Maintenance charges @ Rs.1200/- pm to be collected for initial six months 7250/- | | |
| Membership fee of Rs.50/- to be collected | | |
| M | Interest Amount as calculated | 1,08,099/- Not finalised |
| N | Service Tax paid to department | No |
| O | Service Tax security deposit to be collected | Yes |
| P | Maintenance charges due from | August 2014 |

| | 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:

| | | | |
|---|---|--|---|
|  G. B. Ram Babu Date: 10/12/14 |  Rajyalaxmi Date: 12/12/14 |  Samba Siva Rao Date: 12/12/14 |  APPROVED BY Managing Partner: Soham Modi MODI Date: 12/12/14 MANAGING DIRECTOR |
|---|---|--|---|

Note: 1. Update Sale Completed as 'Yes' in the database.

2. Give a copy of Owners Association rule to the buyer.

Note: Buyer declaration form not signed by accountants?

555600

Interest calculation for delayed payments.

| | | | | | | |
|---------------|----------------|--------|--|--|--|--|
| Project Name | Vista Homes | | | | | |
| Flat no. | I-102 | | | | | |
| Customer Name | Mr. Arun Kumar | | | | | |
| Booked by | Gopi | | | | | |
| Prepared by | Pavan | | | | | |
| Date | 10.12.2014 | | | | | |
| Sign | | | | | | |
| Interest rate | 18 | % p.a. | | | | |

| Date | Instal / Payment | Remarks | Days | Principal | Interest | Balance |
|-----------|------------------|------------------------|-------------------------|-----------|----------|-----------|
| 23-Dec-12 | 25000 | Booking Amount | - | - | - | 25,000 |
| 04-Jan-13 | -25000 | Booking Amount | 12 | 25,000 | 148 | - |
| 15-Jan-13 | 200000 | 1st Intallment | 11 | - | - | 200,000 |
| 15-Feb-13 | 400000 | 2nd Installment | 31 | 200,000 | 3,058 | 600,000 |
| 23-Apr-13 | -200000 | amount received | 67 | 600,000 | 19,825 | 400,000 |
| 05-Jul-13 | 1063500 | 3rd Installment-slab | 73 | 400,000 | 14,400 | 1,463,500 |
| 21-Aug-13 | -400000 | Payment Received | 47 | 1,463,500 | 33,921 | 1,063,500 |
| 12-Sep-13 | -600000 | Payment Received | 22 | 1,063,500 | 11,538 | 463,500 |
| 24-Sep-13 | -600000 | Payment Received | 12 | 463,500 | 2,743 | (136,500) |
| 01-Nov-13 | 638100 | 4th installment | 38 | (136,500) | (2,558) | 501,600 |
| 26-Nov-13 | -200000 | amount received | 25 | 501,600 | 6,184 | 301,600 |
| 22-Jan-14 | -400000 | amount received | 57 | 301,600 | 8,478 | (98,400) |
| 17-Jun-14 | 225600 | 5th Installment | 146 | (98,400) | (7,085) | 127,200 |
| 01-Jul-14 | 74932 | service tax upto 31.03 | 14 | 127,200 | 878 | 202,132 |
| 01-Aug-14 | 200000 | 6th Installment | 31 | 202,132 | 3,090 | 402,132 |
| 24-Sep-14 | -300000 | amount received | 54 | 402,132 | 10,709 | 102,132 |
| 18-Nov-14 | -260000 | amount received | 55 | 102,132 | 2,770 | (157,868) |
| | (157868) | | Approx Interest Payable | | 108,099 | |

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

Charge Interest of Rs. _____ (or) Interest waived

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

Signature of Manager: _____ Signature of M.D.: _____
 Date: _____ Date: _____

APPROVED BY
 13 DEC 2014
 SURESH MOULI
 MANAGING DIRECTOR

Sir,
 - Relaxation extended for 2nd instalment
 and all instalment
 - No on-time payment discount
 - Pl. waive off interest.

10/12/14

Sale Deed Authorization Form

| | | | |
|---------------------|--------------------------------|-----------------------|-------------------------------|
| Project | M/s. VISTA HOMES – VISTA HOMES | | |
| Buyer name | MR.S. ARUN KUMAR | | |
| Flat / Bungalow No. | I-102 | AREA | 1220 |
| Land Area | 74.12 | | Semi / Deluxe / Luxury |
| Car parking no. | - | 2 wheeler parking no. | - |

Payment & Agreement details

| | | |
|----|---|-----------------|
| A. | Total sale consideration | 27,52,000 |
| B. | Stamp duty & registration charges | 1,70,420 |
| C. | Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher | 85,037 |
| D. | VAT @ 1.25% on Sale Agreement | 34,600 |
| E. | Total taxes (B + C + D) | 2,89,857 |
| F. | Interest agreed to be paid | - |
| G. | Other charges / extra specs charges. | - |
| H. | Total amount payable (A + E + F + G) | 30,41,857 |
| I. | Total amount paid | 29,85,000 |
| J. | Balance amount payable (H - I) | (56,857) - Paid |
| K. | Amount for Sale Deed | 27,52,000 |
| L. | Amount for Construction Contract | - |
| M. | Amount for Agreement for Development Charges | - |
| N. | Housing Loan Sanctioned | - |
| O. | Margin Money (A - N) | - |

Housing Loan Details

| | | | | |
|-------------------------------------|---|-------------|------------|---------------|
| Payment Scheme | <input type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other: | | | |
| Details 1 st installment | HL Bank | HL Cq. Date | HL Cq. No. | HL Cq. Amount |
| | | | | |

93-

Security Cheque Details

| | | | |
|-----------------------------------|---------|---------|---|
| 1 st installment of HL | Cq. No. | Amount | <input type="checkbox"/> Security cq. received <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration |
| Balance Margin Money (O-I) | Cq. No. | Amount | <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration |
| Balance HL amount | Cq. No. | Amount | <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration |
| Total Taxes Amount (E) | Cq. No. | Amount | <input checked="" type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration |
| | | 289,857 | |

Remarks:

| |
|--|
| |
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| |

Authorized by:

| | | | | |
|-------|------------|------------|-----------------|----|
| Name | Accountant | CR Manager | Prabhakar Reddy | MD |
| Sign | | | | |
| Date: | 11/2 | 11/2/16 | 01/12/17 | |

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit