

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

Flat No.	I-205
Name of Buyer	Mrs. KB Aruna

A.	Total sale consideration.	24,74,000/-
B.	Less: Discount for on time payments.	Not allowed (71,250/-)
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,48,440/- ✓
E.	Add: VAT	11,872/- ✓
F.	Add: Service Tax.	38,632/- ✓
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	8,500/- + 15,000/- (c fund) + 9,800/- (maint charges + m fee)
I.	Less: Amount paid	27,38,500/- ✓
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	32,256/-
Remarks:		
Corpus fund Rs.15,000/- collected		
Maintenance charges @ Rs.1000/- pm for Dec 15		
Maintenance charges @ Rs.1250/- pm collected from Jan 16 to July 16		
Membership fee of Rs.50/- to be collected.		
M.	Interest Amount as calculated	2,27,360/- <i>Waived by MD Siv -</i>
N.	Service Tax paid to department	No
O.	Service Tax security deposit to be collected	Yes
P.	Maintenance charges due from	December 2015

subject to approval of Owner

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 Date: <i>26/07/16</i>	<i>[Signature]</i> Rajyalaxmi Date: <i>26/07/16</i>	<i>[Signature]</i> Samba Siva Rao Date: <i>26/07/16</i>	APPROVED BY <i>[Signature]</i> 26 July 2016 Managing Director SOHAWI MANA
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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.

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	Mr. Pankaj Shanghvi	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	I-205	<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 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	24,74,000 (2074000)	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	117	NA	
Discount (in Rs. per sft.)	150	NA	
On time payment discount ((in Rs. per sft.))	75		
Total Discount (in Rs. per sft.)	225		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2074000 24,74,000/-	<input 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	22.10.2015	<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>[Signature]</i>	Sign:	Sign: <i>[Signature]</i>	Sign:
Date: 25/11/15	Date:	Date: 24/11/15	Date:

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - PANKAJ SANGHVI SHARE FLAT		
Buyer Name	MR. K. B. ARUNA		
Flat / Bungalow No.	I-205	Area	950
Land Area	57.71		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	24,74,000
B	Stamp duty & registration charges	1,52,940
C	Service Tax @ 4.35% on Sale Deed	38,632
D	VAT @ 1.25% on Sale Consideration	11,872
E	Total Taxes (B + C + D)	2,03,444
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	26,77,444
I	Total Amount Paid	6,98,500
J	Balance Amount Payable (H-I)	19,78,944

K	Amount for Sale Deed	24,74,000
L	Amount for Construction Contract	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	20,40,000
O	Margin Money (A-N)	4,34,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	SBI		
			HL Cq. Amount
			18,40,000

Security Cheque Details:

	Cq. No.	Amount	Security cq. received
1st Installment of HL		18,40,000	Not required
			<input checked="" type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)			Security cq. received
			Not required
Balance HL Amount			Collect cq. at the time of registration
		2,00,000	Security cq. received
Total Taxes Amount (E)			Not required
		2,03,444	<input checked="" type="checkbox"/> Collect cq. at the time of registration
			Paid <input type="checkbox"/> Through HL
			Security cq. received
			Collect cq. at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				