

Sale Deed Authorization Form

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer name	MR. K. SHARATH CHANDRA		
Flat / Bungalow No.	I-207	AREA	950
Land Area	57.71		Semi / Deluxe / Luxury
Car parking no.		2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	2189000
B.	Stamp duty & registration charges	135840
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	67640
D.	VAT @ 1.25% on Sale Agreement	27363
E.	Total taxes (B + C + D)	230843 -
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	24,19,843
I.	Total amount paid	2031043
J.	Balance amount payable (H - I)	3,28,800 -

K.	Amount for Sale Deed	2189000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	1700,000
O.	Margin Money (A - N)	4,89,000

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
	SBI			1495100 -

TPI - Final
328800

Security Cheque Details

1 st installment of HI	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		328800	
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
		-	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Collect cq. at the time of registration <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required
		-	
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
		230843	

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign		<i>[Signature]</i>	
Date:		13/11/14	

APPROVED BY
14 NOV 2014
SUNANDA MODI
MANAGING DIRECTOR

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
(b) Inform customer that undertaking...

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

Flat No.	I-207
Name of Buyer	Mr. K. Sharath chandra

A.	Total sale consideration.	21,89,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,31,340/-
E.	Add: VAT	27,363/-
F.	Add: Service Tax.	67,640/-
G.	Add: Extra Specs Charges (revised)	11,000/- <i>Subject to approval</i>
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	24,31,143/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	200/-
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration		
Corpus fund Rs.15,000/- collected vide cheque no: 998704, Andhra Bank, Dated: 29.11.2014		
Maintenance charges @ Rs.1000/- pm collected for initial six months vide cheque no: 998703, Andhra Bank, dated: 29.11.2014		
Membership fee of Rs.50/- collected.		
M	Interest Amount as calculated	89,836/- <i>Not finalized</i>
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:

<i>[Signature]</i> G. B. Ram Babu Date: 11/12/14	<i>[Signature]</i> Rajalaxmi Date: 11/12/14	<i>[Signature]</i> Samba Siva Rao Date: 11/12/14	APPROVED BY Managing Partner: SOHAM MODI Date: 11/12/14 MANAGING DIRECTOR
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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.

Interest calculation for delayed payments.

Project Name Vista Homes
 Flat no. I-207
 Customer Name Mr. Sharath Chandra
 Booked by Jagdishwar
 Prepared by Pavan
 Date 24.11.2014
 Sign
 Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
30-Dec-12	25000	Booking amount	-	-	-	25,000
02-Jan-13	-25000	Booking amount	3	25,000	37	-
15-Jan-13	200000	1st Instalment	13	-	-	200,000
17-Jan-13	-200000	amount received	2	200,000	197	-
15-Feb-13	250000	2nd Instalment	29	-	-	250,000
01-Mar-13	-200000	amount received	14	250,000	1,726	50,000
14-Mar-13	-50000	amount received	13	50,000	321	-
04-Aug-13	857000	3rd Instalment-slab	143	-	-	857,000
27-Sep-13	-857000	Payment Received	54	857,000	22,822	-
28-Nov-13	514200	4th Instalment	62	-	-	514,200
07-May-14	-514200	amount received	160	514,200	40,572	-
17-Jun-14	142800	5th Instalment	41	-	-	142,800
01-Jul-14	41159	service tax upto 31.03	14	142,800	986	183,959
01-Aug-14	200000	On Completion	31	183,959	2,812	383,959
14-Nov-14	-230843	amount received	105	383,959	19,882	153,116
14-Nov-14	-14000	amount received	-	153,116	-	139,116
21-Nov-14	-328800	Amount received	7	139,116	480	(189,684)

(189684)

Approx Interest Payable

89,836

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. Nil

Signature of Manager:

Date :

Signature of M.D.:

Date :

APPROVED BY
 27 DEC 2014
 Sr. MGR
 MANAGING DIRECTOR

Sir,

Delay from 1st due to technical queries
 No on time payment discount.
 Pl. view of interest

Sd.
 29/11/14