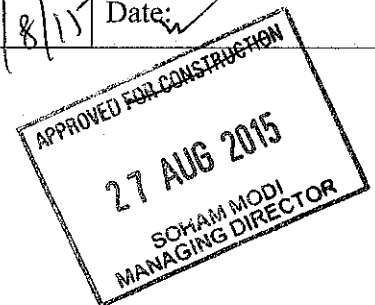


Sale Agreement Authorization Form-VISTA

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.	I-406	<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 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 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/-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	149	N A	
Discount (in Rs. per sft.)	200	N A	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	250		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	24,74,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	10.11.2015	<input 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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:
Date: 24/8/15	Date: 24/8/15	Date: 26/8/15	Date:




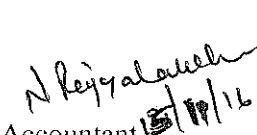


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-406
Name of Buyer	Mr. G R Karthik Raghavendra

A.	Total sale consideration.	Rs. 24,74,000/-
B.	Less: Discount for on time payments.	Rs. 47,500/-
C.	Less: Other discounts	Rs. 78,932/- (2% subvention scheme) ✓
D.	Add: Reg. Charges	Rs. 1,48,440/-
E.	Add: VAT	Rs.30,925/-
F.	Add: Service Tax	Rs.NA + 194/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs. 6,609/- ⁶¹⁷⁵ + 15000/- (c fund) + 13,800/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 26,38,300/-
J.	Balance amount Due	Rs. (75,704) - 76003
K.	Refund	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Rs. 75,704/- 76,003
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. Not finalized
M.	Maintenance charges due from	January 2016
N.	Buyer Info database balance	Rs. 76,003/-
O.	Tally balance	Rs. 76,003/-
P.	Remarks:	
		Corpus fund Rs.15,000/- collected
		Maintenance charges @ Rs. 1250/- pm from Jan 16 to November 16
		Membership fee of Rs.50/- 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:	 N. Rajyalakshmi Date: 15/11/16	 Samba Siva Rao Date: 16/11/16	
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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 DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. G. R. KARTHIK RAGHAVENDRA		
Flat / Bungalow No.	I-406	Area	950
Land Area	57.71		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	2,474,000
B	Stamp duty & registration charges	152,940
C	Service Tax @ 4.35% on Sale Deed	89,683
D	VAT @ 1.25% on Sale Consideration	30,925
E	Total Taxes (B + C + D)	273,548
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	2,747,548
I	Total Amount Paid	2,547,548
J	Balance Amount Payable (H-I)	200,000

K	Amount for Sale Deed	2,474,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Money (A-N)	

Housing Loan Details:

Payment scheme	Housing Loan	Installem Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	HDFC		HL Cq. Amount
			200,000

FINAL RELEASE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		200,000	Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq. received
		-	Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq. received
		-	Not required <input checked="" 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
		273,548	Security cq. received <input checked="" type="checkbox"/> Collect cq. at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	9/5/16	9/5/16	9/5/16

