

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. GULAB MANKANI		
Flat / Bungalow No.	A-402	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	20,74,000
B	Add : Stamp duty & registration charges and mutation exp	1,31,014
C	Add: Service Tax @4.5%	64,087
D	Add: VAT @1.25%	25,925
E	Total Taxes (B + C + D)	2,21,026
F	Total amount payable (A+E)	22,95,026
G	Total Amount Paid	22,95,510
H	Balance Amount Payable (F-G)	(484)

I	Sale Deed Value	20,74,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	cheq ready
K	Housing Loan Sanctioned	-	-	Nil
L	Own contribution (including taxes)	22,95,026	22,95,510	(484)

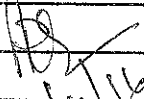

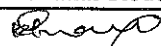
Security Cheque Details:

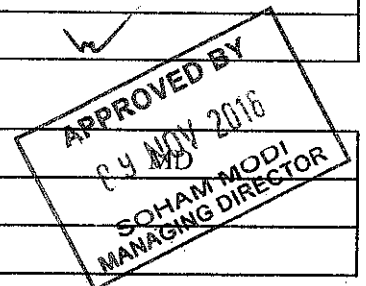
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received
		(484)	<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		Nil	<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration

Remarks:

Thirty Party Transfer from Mr. Gulab Mankani to Mr. G. Chandra Shekar Reddy
Affidavit and Undertaking recieved

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	9/11/16	9/11/16	9/11/16



mw

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

Flat No.	A-402
Name of Buyer	Mr. Gulab M.

A.	Total sale consideration.	Rs. 2074000/-
B.	Less: Discount for on time payments.	Rs. nil
C.	Less: Other discounts	Rs. nil
D.	Add: Reg. Charges	Rs. 124440/-
E.	Add: VAT	Rs. 25925/-
F.	Add: Service Tax	Rs. 64086/-
G.	Add: Extra Specs Charges	Rs. nil
H.	Add: Misc. Charges	Rs. 12509/-
I.	Less: Amount paid	Rs. 2297510/-
J.	Balance amount Due	Rs. 3449/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No
M.	Maintenance charges due from	August 2014
N.	Buyer Info database balance	Rs. 3449/-
O.	Tally balance	Rs. 3449/-
P.	Remarks:	
	1. Fully furnished designer flat offered	<i>[Handwritten signature]</i>

Rs. Interest Statement not attached

Check List	Yes / No
1. Buyer has signed the Association Membership Form /paid fees	yes
2. No Due Certificate signed	yes
3. 6 PDC for Maintenance Charges collected (from Aug 2014 to Dec 2015 @1200/- p.m. and From jan 2016 to Dec 2016 @1500/- p.m. + 50/- membership fees vide receipt no. 532 dt. 08.11.2016 (Rs. 38,450/-)	yes
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	yes
5. Corpus fund collected (Amount Rs. 20,000/- vide receipt no. 531 dt.08.11.16)	yes
6. VAT / Service Tax charged on other amounts	yes

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Soham Modi MANAGING DIRECTOR
Date: 8/12/16	Date: 12/12/16	Date: 13/12/16	Date: 13 DEC 2016

APPROVED FOR CONSTRUCTION
13 DEC 2016
SOHAM MODI
MANAGING DIRECTOR

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.
3. Mention details of eligibility of special offers in remarks column.