

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

Flat No.	C-007
Name of Buyer	Mr. K. Raghu Kumar

A.	Total sale consideration.	Rs. 34,00,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,04,000/-+Rs.3,400/-(GHMC mutation charges)
E.	Add: VAT	Rs. 15,246/-
F.	Add: Service Tax	Rs. 51,353/-
G.	Add: Extra Specs Charges	Rs. (3979) <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 36,59,853/-
J.	Balance amount Due	Rs. 15,247/-
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 1,00,000/- ✓
M.	Maintenance charges due from	August 2017
N.	Buyer Info database balance	Rs. 15247/-
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.20,000/- to be collected	
	Maintainance charges @ Rs. 1800/- pm to be collected wef Aug 17 to Feb 2018	
	Membership fee Rs.50/- to be collected	

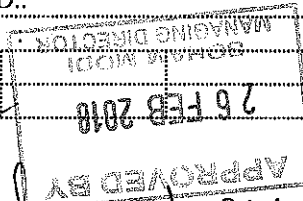
	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

<i>G.B.</i> G. B. Ram Babu	<i>N. Rajyababu</i> Accountant <i>26/2/18</i>	<i>MMW</i> Samba Siva Rao <i>2/3/18</i>	<i>W</i> Managing Partner: Soham Modi <i>2018</i>
Date:	Date:	Date:	Date:

- 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.	C-007					
Customer Name	Mr. Raghu kumar					
Booked by	sanjeet					
Prepared by	pavan					
Date	23.02.2018					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
04-Jan-17	25000	Booking Amount	-	-	-	25,000
04-Jan-17	-25000	amount received	-	25,000	-	-
17-Jan-17	200000	I Installment	13	-	-	200,000
17-Jan-17	-200000	amount received	-	200,000	-	-
02-Feb-17	510000	II Installment	16	-	-	510,000
06-Feb-17	-400000	amount received	4	510,000	1,006	110,000
01-Mar-17	1232500	III Installment	23	110,000	1,248	1,342,500
01-Apr-17	739500	on completion of brick wa	31	1,342,500	20,524	2,082,000
01-May-17	493000	On Completion of flooring	30	2,082,000	30,802	2,575,000
30-Jun-17	200000	on completion	60	2,575,000	76,192	2,775,000
12-Sep-17	-234853	amount received	74	2,775,000	101,268	2,540,147
12-Oct-17	-2128000	amount received	30	2,540,147	37,580	412,147
12-Oct-17	-672000	amount received	-	412,147	-	(259,853)
	(259853)			Approx Interest Payable	268,620	
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						
<input checked="" type="checkbox"/> Charge Interest of <u>Rs. 1,00,000/-</u> (or) <input type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:				Signature of M.D.:		
Date:				Date:		



Sir,
 - ISI has prepared a housing loan cheel for Rs. 28
 lacs in the month of May 2017. Due to financial
 problem customer reverted back only in August and
 the cheel was revalidated.
 - Delay two to three months customer not available
 also. Pl. waive off
 Nil M.D.

SALE DEED AUTHORIZATION FORM

Project	M/S.VISTA HOMES - PANKAJ SANGHVI SHARE INVESTOR		
Buyer Name	MR. K. RAGHU KUMAR		
Flat / Bungalow No.	C-007	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	34,00,000
B	Add : Stamp duty & registration charges, Mutation exp	2,11,700
C	Add: Service Tax @ 155/- per sft	1,89,100
D	Add: VAT	
E	Total Taxes (B + C + D)	4,00,800
F	Total amount payable (A+E)	38,00,800
G	Total Amount Paid	8,59,853
H	Balance Amount Payable (F-G)	29,40,947

K	Sale Deed Value	34,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	28,00,000	-	28,00,000
N	Own contribution (including taxes)	10,00,800	8,59,853	1,40,947


Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		1,40,947	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		28,00,000	<input checked="" type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	26/9/17	26/9/17	28/9/17



APPROVED BY
 MD,
 27 SEP 2017
 SUSHAM MODI
 MANAGING DIRECTOR