

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES -PANKAJ SANGHVI SHARE FLAT		
Buyer Name	MR. VIVEK SHANBAGH		
Flat / Bungalow No.	C-206	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	33,75,000
B	Add : Stamp duty & registration charges and mutation exp	2,12,175
C	Add: GST @ 12% ON CA - 10,49,200	1,25,904
D	Add: VAT@ 1.25	-
E	Total Taxes (B + C + D)	3,36,079
F	Total amount payable (A+E)	37,11,079
G	Total Amount Paid	7,31,250
H	Balance Amount Payable (F-G)	29,79,829

I	Sale Deed Value	33,75,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	30,00,000	-	30,00,000
L	Own contribution (including taxes)	7,11,079	7,31,250	(20,171)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Security cq.received
			<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution			<input checked="" type="checkbox"/> Security cq.received
		(20,171)	<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount			<input checked="" type="checkbox"/> Security cq.received
		30,00,000	<input type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Pankaj sanghvi Reg. - Share	76/-	1,61,255/-	2,12,175
Purvi M. mehta -	200/-	50,925/-	

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>(Signature)</i>	<i>(Signature)</i>	<i>(Signature)</i>
Date			19/08/17

(Registration done with Owners)

APPROVED BY

21 AUG 2017
 SOHAM MODI
 MANAGING DIRECTOR

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

Flat No.	C-206 <i>C Mr. Sankaj Shanger's Share</i>
Name of Buyer	Mr. Vivek Shanbhag

A.	Total sale consideration.	Rs.33,75,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,02,500/-+Rs.3,375/-(GHMC mutation charges)
E.	Add: VAT	Rs.15,245/-
F.	Add: Service Tax	Rs. 51,353/-
G.	Add: Extra Specs Charges	Rs. 11,100/-+ 1998/- (GST) ✓ <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs.5,080/- + 300
I.	Less: Amount paid	Rs.37,74,250/-
J.	Balance amount Due	Rs. —
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. 1,08,299/-
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
M.	Maintenance charges due from	October 2017 <i>November 2017</i>
N.	Buyer Info database balance	Rs. <i>1,08,299</i>
O.	Tally balance	Rs. —
P.	Remarks:	
	Corpus Fund Rs.20,000/- to be collected	
	Maintainance charges @Rs.1800/- to be collected for initial six months	
	Membership fee Rs.50/- to be collected	
	<i>CR Incentive statement not prepared</i>	

	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. Ram Babu</i> G. B. Ram Babu	<i>N. Rajyalakshmi</i> Accountant	<i>Samba Siva Rao</i> Samba Siva Rao	<i>Soham Modi</i> Managing Partner: Soham Modi
Date:	Date: <i>2/10/17</i>	Date: <i>2/10/17</i>	Date:

APPROVED BY
09 OCT 2017
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.