

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.	C-201	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	1220	<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 checked="" 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	32,70,280	<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	159	NA
Discount (in Rs. per sft.)	125	NA
On time payment discount ((in Rs. per sft.))	50	
Total Discount (in Rs. per sft.)	175	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	32,70,280	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	12.05.2017	<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: <i>[Signature]</i>
Date: 28/5/16	Date: 30/5/16	Date: 30/5/16	Date: <i>[Date]</i>

APPROVED BY
 SOHAM MODI
 MANAGING DIRECTOR
 30 MAY 2016


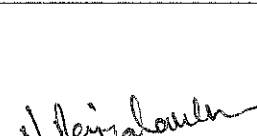

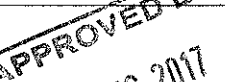
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-201
Name of Buyer	Mr. Juram Khan PRADY KODDAL GODID.

A.	Total sale consideration.	Rs. 32,70,280/-
B.	Less: Discount for on time payments.	Rs. 61,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,96,260/- +3,270/- (GHMC)
E.	Add: VAT	Rs. 40,879/- +608 /-(GST)
F.	Add: Service Tax	Rs. 1,47,903/-
G.	Add: Extra Specs Charges	Rs. 3,375/- Subject to approval
H.	Add: Misc. Charges	Rs. 5,080/- + 10
I.	Less: Amount paid	Rs. 35,97,957/-
J.	Balance amount Due	Rs. 8,408/- 8018
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	October 2017
N.	Buyer Info database balance	Rs. 8018/
O.	Tally balance	Rs. 8018/
P.	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	
	Maintenance charges @ Rs. 1800/- to be collected for initial six months 1085017	
	Membership fee of 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:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner
Date:	Date: 11/8/17	Date: 17/8/17	Date: 17/8/17

APPROVED BY
17 AUG 2017
Sohan Modi
MANAGING DIRECTOR

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.


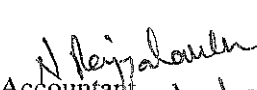
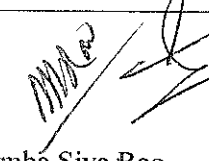

Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-201
Name of Buyer	Mr. Imran Khan Pradyumn Lal Godid.

A.	Total sale consideration.	Rs. 32,70,280/-
B.	Less: Discount for on time payments.	Rs. 61,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,96,260/- +3,270/- (GHMC)
E.	Add: VAT	Rs. 40,879/- +608 /-(GST)
F.	Add: Service Tax	Rs. 1,47,363/-
G.	Add: Extra Specs Charges	Rs. 3,375/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 10
I.	Less: Amount paid	Rs. 35,97,957/-
J.	Balance amount Due	Rs. 8,408/- 8018
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	October 2017
N.	Buyer Info database balance	Rs. 8018/
O.	Tally balance	Rs. 8018/
P.	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	
	Maintenance charges @ Rs. 1800/- to be collected for initial six months 10850/-	
	Membership fee of 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:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner
Date: _____	Date: 11/8/17	Date: 17/8/17	Date: _____

APPROVED BY
AUG 2017
Spham Modi
MANAGING DIRECTOR

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

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.	C-201	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1220	<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 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 checked="" 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	32,70,280	<input type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	159	N A	
Discount (in Rs. per sft.)	125	N A	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	175		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	32,70,280	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	12.05.2017	<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>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>P. Rajalouel</i>	Sign: <i>[Signature]</i>
Date: <i>28/5/16</i>	Date: <i>30/5/16</i>	Date: <i>30/5/16</i>	Date: <i>[Date]</i>

APPROVED BY
 30/5/2016
SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S.VISTA HOMES - VISTA HOMES		
Buyer Name	MR. PRANAY KUMAR GUPTA		
Flat / Bungalow No.	C-201	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	32,70,280
B	Add : Stamp duty & registration charges and mutation exp	2,03,987
C	Add: Service Tax @4.5%	1,47,163
D	Add: VAT @1.25%	40,879
E	Total Taxes (B + C + D)	3,92,028
F	Total amount payable (A+E)	36,62,308
G	Total Amount Paid	34,08,187
H	Balance Amount Payable (F-G)	2,54,121

I	Sale Deed Value	32,70,280
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	29,40,000	27,50,230	1,89,770
L	Own contribution (including taxes)	7,22,308	6,57,957	64,351

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
			Security cq.received
Own contribution		64,351	Not required
			✓ Collect cq.at the time of registration
			Security cq.received
Balance HL Amount		1,89,770	Not required
			✓ Collect cq.at the time of registration
			Security cq.received

Remarks:

61,000/- on time payment discount given:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	<div style="border: 2px solid black; padding: 5px; transform: rotate(-5deg);"> APPROVED BY MD 24 MAR 2017 SUSHAM MODI MANAGING DIRECTOR </div>
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	21/3	21/3/17	23/03/17	