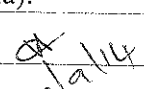
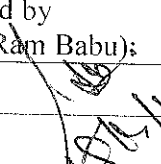
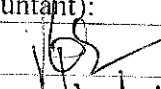



Sale Agreement Authorization Form-VISTA

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	Mr. Jeenay Jitendra Kamdar	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	A-301	<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 & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	2995800	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	134	N A
Discount (in Rs. per sft.)	50-00	N A
On time payment discount ((in Rs. per sft.)	50-00	
Total Discount (in Rs. per sft.)	100-00	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	2995800	<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	28.02.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 18/9/14	Date: 18/9/14	Date: 19/9/14	Date:

APPROVED BY
19 SEP 2014
SOHAM MODI
MANAGING DIRECTOR


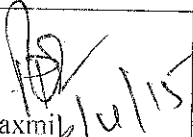
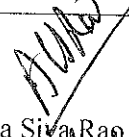
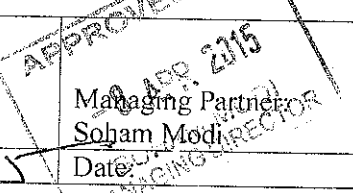
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	A-301
Name of Buyer	Mr. Vinay Kumar Gupta

A.	Total sale consideration.	29,95,800/-	
B.	Less: Discount for on time payments.	61,000/-	Subject to approval
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	1,79,748/-	
E.	Add: VAT	51,210/-	
F.	Add: Service Tax.	37,688/-	
G.	Add: Extra Specs Charges (revised)	3,281/-	Subject to approval
H.	Add: Misc. Charges	5,375/-	
I.	Less: Amount paid	32,70,800/-	Subject to confirmation of investor
J.	Add: Interest Amount to be charged		
K.	Balance amount Due		
L.	Refund if any	(58,968/-) 58,698/-	
Remarks: Service tax charged @ 3.09% on sale consideration .(Rs.12,19,665/-)			
Vat charged @ 5% on construction agreement(10,49,200/-)			
Corpus fund Rs.20,000/- to be collected.			
Maintenance charges @ Rs.1200/- to be collected for initial six months. 250/-			
Membership fee of Rs.50/- to be collected.			
M	Interest Amount as calculated	12,876/-	Not finalized
N	Service Tax paid to department	No	
O	Service Tax security deposit to be collected	Yes	
P	Maintenance charges due from	April 2015	

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT. Undertaking collected	--

Authorized by:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siva Rao	 Soham Modi
Date: 28/13/15	Date: 1/4/15	Date: 6/4/15	Date: 28/3/15

- 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. A-301
Customer Name Mr. Vinay Kumar Gupta
Booked by Naveena
Prepared by Pavan
Date 20.03.2015
Sign
Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
01-Sep-14	25000	Booking amount	-	-	-	25,000
01-Sep-14	-25000	amount received	-	25,000	-	-
10-Sep-14	200000	1st Installment	9	-	-	200,000
16-Sep-14	-200000	amount received	6	200,000	592	-
08-Oct-14	-400000	amount received	22	-	-	(400,000)
10-Oct-14	400000	2nd Installment	2	(400,000)	(395)	-
28-Oct-14	1498000	3rd Installment	18	-	-	1,498,000
20-Nov-14	-150000	amount received	23	1,498,000	16,991	1,348,000
20-Nov-14	-125000	amount received	-	1,348,000	-	1,223,000
21-Nov-14	179748	registration charges	1	1,223,000	603	1,402,748
21-Nov-14	4300	misc doc & Ec	-	1,402,748	-	1,407,048
21-Nov-14	37688	service tax	-	1,407,048	-	1,444,736
21-Nov-14	51210	vat	-	1,444,736	-	1,495,946
21-Nov-14	300	stamp papers	-	1,495,946	-	1,496,246
24-Nov-14	-2370800	amount received	3	1,496,246	2,214	(874,554)
25-Nov-14	672800	on completio of floori	1	(874,554)	(431)	(201,754)
31-Jan-15	200000	On completion of bath	67	(201,754)	(6,666)	(1,754)
28-Feb-15	590	electricity charges	28	(1,754)	(24)	(1,164)
13-Mar-15	185	electricity charges	13	(1,164)	(7)	(979)
	(979)			Approx Interest Payable	12,876	

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

Charge Interest of Rs. _____ (or) Interest waived

Allow on-time payment discount (or) Reduce on-time payment discount to Rs. _____

Signature of Manager: _____ Date: _____

Signature of M.R. _____ Date: _____

APPROVED BY
8 APR 2015
MANAGING DIRECTOR

Sir,
- Only minor delay occurred
- Pl. allow on-time payment discount of Rs. 12,876.

(Signature)
28/3/15

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	MR. VINAY KUMAR GUPTA – RESALE OF JEENAY KAMDAR		
Flat / Bungalow No.	A-301	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	29,95,800 -
B.	Stamp duty & registration charges	184,260 -
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	92,570
D.	VAT @ 1.25% on Sale Agreement	37,448
E.	Total taxes (B + C + D)	3,14,278
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	33,10,078.
I.	Total amount paid	62,5000.
J.	Balance amount payable (H - I)	26,85,078

K.	Amount for Sale Deed	29,96,000.
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	23,70,800.
O.	Margin Money (A - N)	62,5000.

Housing Loan Details

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	SBI	18/11		23,70,800 -

Final

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input checked="" type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		2370800	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		314278	

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date:	20/11/14	20/11/14	20/11/14	

Note: I. (a) Here only include service tax remitted to government on behalf of customer
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit