

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 | M/s. Vista Homes | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Flat no. | B-001 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Land area (sq. yds.) | 74.12 | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Built-up-area (sft) | 1220 | <input 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 type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury | <input checked="" 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 | 2995750 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| PPT No. | 107 | N A |
| Discount (in Rs. per sft.) | 50/- SFT | N A |
| On time payment discount ((in Rs. per sft.) | NIL | |
| Total Discount (in Rs. per sft.) | 50/- SFT | |
| Sale Consideration Calculation | Check booking form with price list | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Sale Deed value | 2995750 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Construction contract value | - | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Installments | Check with booking form. | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Date of completion | 01.01.2015 | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Remarks | | |
| Prepared by (vineela): | Checked by (G. B. Ram Babu): | Checked by (Accountant): |
| Sign: <i>[Signature]</i> | Sign: <i>[Signature]</i> | Sign: <i>[Signature]</i> |
| Date: 26/4/13 | Date: 26/4/13 | Date: 26/4/13 |
| | | Approved by <i>[Signature]</i> |
| | | 29 APR 2013 |
| | | SUBHAM MODI MANAGING DIRECTOR |

*21 flats receipt & age of sale sent to customer
25/4/13*

SA

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

| | |
|---------------|-----------------|
| Flat No. | B-102 |
| Name of Buyer | Mrs. B. Bhavani |

| | | |
|----|--------------------------------------|-------------|
| A. | Total sale consideration. | 29,95,750/- |
| B. | Less: Discount for on time payments. | Nil |
| C. | Less: Other discounts | Nil |
| D. | Add: Reg. Charges | 1,79,760/- |
| E. | Add: VAT | 37,447/- |
| F. | Add: Service Tax. | 92,569/- |
| G. | Add: Extra Specs Charges (revised) | Nil |
| H. | Add: Misc. Charges | 4,600/- |
| I. | Less: Amount paid | 33,10,086/- |
| J. | Add: Interest Amount to be charged | |
| K. | Balance amount Due | 40/- |
| L. | Refund if any | |

Remarks: Service tax charged @ 3.09% on sale consideration.

Vat charged @ 1.25% on sale consideration

Corpus fund Rs.20,000/- to be collected. *-5*

Maintenance charges @ Rs.1200/- pm to be collected for initial six months. *4/15 to 9/15 27250/-*

Membership fee of Rs.50/- to be collected

| | | | |
|---|--|----------|----------------------|
| M | Interest Amount as calculated | 40,350/- | <i>Not finalised</i> |
| N | Service Tax paid to department | No | |
| O | Service Tax security deposit to be collected | Yes | |
| P | Maintenance charges due from | April 15 | |

| | 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:

| | | | |
|--------------------------------------|----------------------------------|--------------------------------------|---|
| <i>[Signature]</i> G. B. Ram Babu | <i>[Signature]</i> Rajyalaxmi | <i>[Signature]</i> Samba Siva Rao | <i>[Signature]</i> Managing Partner: Sohan Modi |
| Date: <i>14/5/15</i> | Date: <i>14/5/15</i> | Date: <i>19/5/15</i> | Date: <i>18/5/15</i> |

- 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. B-102
 Customer Name Mrs. Bhavani
 Booked by Gopi
 Prepared by Pavan
 Date 06.05.2015
 Sign
 Interest rate 18 % p.a.

| Date | Instal / Paym | Remarks | Days | Principal | Interest | Balance |
|-----------|---------------|----------------------|------|-------------------------|----------|-----------|
| 29-Mar-13 | 25000 | Booking amount | - | - | - | 25,000 |
| 29-Mar-13 | -25000 | Booking amount tran | - | 25,000 | - | - |
| 13-Apr-13 | 200000 | 1st Instalment | 15 | - | - | 200,000 |
| 13-May-13 | 400000 | 2nd Instalment | 30 | 200,000 | 2,959 | 600,000 |
| 13-Jun-13 | -600000 | amount transfer from | 31 | 600,000 | 9,173 | - |
| 24-Dec-13 | 1185375 | 3rd Instalment | 194 | - | - | 1,185,375 |
| 01-Jan-14 | -300000 | amount received | 8 | 1,185,375 | 4,677 | 885,375 |
| 01-Jan-14 | -200000 | amount received | - | 885,375 | - | 685,375 |
| 01-Jan-14 | -300000 | amount received | - | 685,375 | - | 385,375 |
| 01-Jan-14 | -85375 | amount received | - | 385,375 | - | 300,000 |
| 01-Jan-14 | -300000 | amount received | - | 300,000 | - | - |
| 09-May-14 | 711225 | 4th Instalment | 128 | - | - | 711,225 |
| 17-Jun-14 | -150000 | amount received | 39 | 711,225 | 13,679 | 561,225 |
| 17-Jun-14 | -150000 | amount received | - | 561,225 | - | 411,225 |
| 17-Jun-14 | -411300 | amount received | - | 411,225 | - | (75) |
| 27-Nov-14 | 274150 | 5th Instalment | 163 | (75) | (6) | 274,075 |
| 30-Nov-14 | -274150 | amount received | 3 | 274,075 | 405 | (75) |
| 01-Jan-15 | 200000 | On Completion | 32 | (75) | (1) | 199,925 |
| 07-Apr-15 | -200000 | amount received | 96 | 199,925 | 9,465 | (75) |
| 07-Apr-15 | -314261 | amount received | - | (75) | - | (314,336) |
| | (314336) | | | Approx Interest Payable | 40,350 | |

Note:
 Column A, B & C: Enter Installments & payments received
 Column B: Enter receivables as positive amounts & payments received as negative amounts.
 Columns D to G: Do not change.
 Sort columns A, B & C in ascending 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. nil

Signature of Manager: _____ Date: _____
 Signature of M.D.: [Signature] Date: 13/5/15

Sir,
 Only minor delay. O/S.
 No on-time payment discount
 All interest

SALE DEED AUTHORIZATION FORM

| | | | |
|---------------------|---------------------------|-------------------|------------------------|
| Project | VISTA HOMES - VISTA HOMES | | |
| Buyer Name | MRS. B. BHAVANI | | |
| Flat / Bungalow No. | B-102 | Area | 1220 |
| Land Area | 74.12 | | Semi / Deluxe / Luxury |
| Car Parking No. | | 2 Wheeler Parking | |

Payment & Agreement Details:

| | | |
|---|--|-----------|
| A | Total Sale Consideration | 29,95,750 |
| B | Stamp duty & registration charges | 1,84,045 |
| C | Service Tax @ 3.09% on SC or @4.944% on CA | 92,569 |
| D | VAT @ 1.25% on Sale Consideration | 37,447 |
| E | Total Taxes (B + C + D) | 3,14,061 |
| F | Interest agreed to be paid | - |
| G | Other charges / extra specs charges | - |
| H | Total amount payable (A+E+F+G) | 33,09,811 |
| I | Total Amount Paid | 33,10,086 |
| J | Balance Amount Payable (H-I) | (275) |

| | | |
|---|--|-----------|
| K | Amount for Sale Deed | 29,95,750 |
| L | Amount for Construction Contact | - |
| M | Amount for Agreement for Development Charges | - |
| N | Housing Loan Sanctioned | - |
| O | Margin Money (A-N) | - |

Housing Loan Details:

| Payment scheme | Housing Loan | Installem Scheme | Other: |
|---------------------------|--------------|------------------|---------------|
| | HL Bank | HL Cq. Date | HL Cq. No. |
| Deails of 1st Installment | 0 | | HL Cq. Amount |

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 |
| Balance Margin Money (O-I) | | | <input checked="" type="checkbox"/> Not required |
| | | | <input type="checkbox"/> Collect cq.at the time of registration |
| Balance HL Amount | | | <input checked="" type="checkbox"/> Not required |
| | | | <input type="checkbox"/> Collect cq.at the time of registration |
| Total Taxes Amount (E) | | | <input checked="" type="checkbox"/> Paid Through HL |
| | | 3,14,061 | <input type="checkbox"/> Security cq.received <input type="checkbox"/> Collect cq.at the time of registration |

Remarks:

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Auhorised by:

| | | | |
|------|------------|------------|-----------------|
| Name | Accountant | CR Manager | Prabhakar Reddy |
| Sign | | | |
| Date | 8/4/15 | 8/4/15 | 8/4/15 |