

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                                      | VISTA HOMES   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Flat no.                                    | B-406   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Land area (sq. yds.)                        | 57.71   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Built-up-area (sft)                         | 950   | <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 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                    | 2600000   | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| PPT No.                                     | 160   | N A   |
| Discount (in Rs. per sft.)                  | 118   | N A   |
| On time payment discount ((in Rs. per sft.) | -   |   |
| Total Discount (in Rs. per sft.)            | 118   |   |
| Sale Consideration Calculation              | Check booking form with price list  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Sale Deed value                             | 2600000   | <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                          | 15.09.2016  | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Remarks                                     |   |   |

|                          |                                 |                             |                          |
|--------------------------|---------------------------------|-----------------------------|--------------------------|
| Prepared by<br>(Pavan):  | Checked by<br>(G. B. Ram Babu): | Checked by<br>(Accountant): | Approved by (MD):        |
| Sign: <i>[Signature]</i> | Sign: <i>[Signature]</i>        | Sign: <i>[Signature]</i>    | Sign: <i>[Signature]</i> |
| Date: 23/6/16            | Date: 24/6/16                   | Date: 25/6/16               | Date: 25 JUN 2016        |

**APPROVED BY**  
 25 JUN 2016  
 SUHAM M...  
 MANAGING DIR...


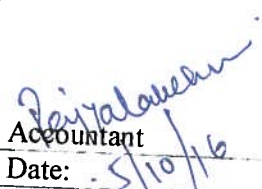


**Authorization form for handing over the possession of Flat in 'Vista Homes'**

|               |                    |
|---------------|--------------------|
| Flat No.      | B-406              |
| Name of Buyer | Mr. G. Sai Krishna |

|    |   |   |
|----|---|---|
| A. | Total sale consideration.   | Rs. 26,00,000/-   |
| B. | Less: Discount for on time payments.                                | Rs.nil  |
| C. | Less: Other discounts   | Rs. Nil   |
| D. | Add: Reg. Charges   | Rs.1,56,000/- + 2600/- (0.1% of mutation charges)                 |
| E. | Add: VAT  | Rs.32,500/-   |
| F. | Add: Service Tax  | Rs.194/-  |
| G. | Add: Extra Specs Charges  | Rs.nil  |
| H. | Add: Misc. Charges  | Rs.4,600/-  |
| I. | Less: Amount paid   | Rs.27,95,600/-  |
| J. | Balance amount Due  | Rs. 294/-   |
| 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 2016  |
| N. | Buyer Info database balance   | Rs. 294/-   |
| O. | Tally balance   | Rs. 294/-   |
| P. | Remarks:  |   |
|    | Corpus fund Rs.15,000/- to be collected                             |   |
|    | Maintenance charges @ Rs. 1250/- to be collected initial six months |   |
|    | 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:

|  |  |  |  |
|--|--|--|--|
| <br>G. B. Ram Babu<br>Date: 5/10/16 | <br>Accountant<br>Date: 5/10/16 | <br>Samba Siva Rao<br>Date: 5/10/16 | <br>Managing Partner<br>Soham Modi<br>Date: 5/10/16<br><b>APPROVED BY</b><br><b>5 OCT 2016</b><br><b>SOHAM MODI</b><br><b>MANAGING DIRECTOR</b> |
|--|--|--|--|

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