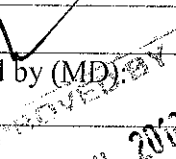
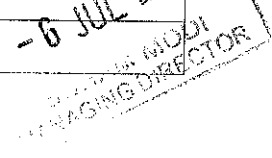


Sale Agreement Authorization Form-VISTA

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.	C-202	<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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	32,40,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	159	N A
Discount (in Rs. per sft.)	150	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	150	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	32,40,000	<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	04.07.2016	<input checked="" 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>N. Rajababu</i>	Sign: <i>[Signature]</i>
Date: <i>4/7/16</i>	Date: <i>4/7/16</i>	Date: <i>05/07/16</i>	Date: <i>-6 JUL 2016</i>

**SALE DEED AUTHORIZATION FORM**

Project	M/S.VISTA HOMES - VISTA HOMES		
Buyer Name	MR. M V N PAVAN KUMAR		
Flat / Bungalow No.	C-202	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

**Payment & Agreement Details:**

A	Total Sale Consideration	32,40,000
B	Add : Stamp duty & registration charges and mutation exp	2,02,140
C	Add: Service Tax @4.5%	1,45,800
D	Add: VAT @1.25%	40,500
E	Total Taxes (B + C + D)	3,88,440
F	Total amount payable (A+E)	36,28,440
G	Total Amount Paid	34,34,440
H	Balance Amount Payable (F-G)	1,94,000

I	Sale Deed Value	32,40,000
J	Construction Contact value	-

		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	29,00,000	27,00,000	2,00,000
L	Own contribution (including taxes)	7,28,440	7,34,440	(6,000)

**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
			<input type="checkbox"/> Security cq.received
Own contribution		(6,000)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		2,00,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

**Remarks:**


**Authorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	20/3/17	20/3/17	20/3/17



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

Flat No.	C-202
Name of Buyer	Mr. NVN Pavan Kumar

A.	Total sale consideration.	Rs. 32,40,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,94,400/- + 3,240/- ( GHMC )
E.	Add: VAT	Rs. 40,500/- + 646/-
F.	Add: Service Tax	Rs. 1,45,763/- + 194/- + 581/-
G.	Add: Extra Specs Charges	Rs. 12,904/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 36,34,440/-
J.	Balance amount Due	Rs. 8,868/-
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	
N	Buyer Info database balance	Rs. <i>8868/-</i>
O	Tally balance	Rs. <i>8868/-</i>
P	Remarks:	
	Corpus fund Rs.20,000/- to be collected.	
	Maintenance charges @ Rs. 1800/-to be collected for initial six months	
	Membership fee of Rs.50/- to be collected.	
	<i>- No due certificate issued on 9/6/17</i>	
	<i>to get balance from H.O.F.E. &amp; show on</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	Yes
4. Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5. Corpus fund collected	Yes
6. VAT / Service Tax charged on other amounts	Yes

Authorized by:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<b>APPROVED BY</b> JUN 2017 Managing Partner: Sohan Modi DIRECTOR
Date: <i>8/6/17</i>	Date: <i>8/6/17</i>	Date: <i>9/6/17</i>	Date: <i>9/6/17</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. C-202  
 Customer Name NVN Pavan Kumar  
 Booked by Kishore  
 Prepared by Pavan  
 Date 06.06.2017  
 Sign  
 Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
26-May-16	25000	Booking Amount	-	-	-	25,000
26-May-16	-25000	amount received	-	25,000	-	-
10-Jun-16	200000	I Installment	15	-	-	200,000
18-Jun-16	-200000	amount received	8	200,000	789	-
25-Jun-16	486000	II Installment	7	-	-	486,000
05-Jul-16	-486000	amount received	10	486,000	2,397	-
01-Aug-16	1863200	on completion of sla	27	-	-	1,863,200
07-Sep-16	-1863200	amount received	37	1,863,200	33,997	-
26-Dec-16	465800	on completion of br	110	-	-	465,800
02-Feb-17	-471800	amount received	38	465,800	8,729	(6,000)
20-Mar-17	-100000	amount received	46	(6,000)	(136)	(106,000)
20-Mar-17	-288440	amount received	-	(106,000)	-	(394,440)
31-Mar-17	-200000	amount received	11	(394,440)	(2,140)	(594,440)
30-May-17	200000	on completion	60	(594,440)	(17,589)	(394,440)
	(394440)			Approx Interest Payable	26,047	

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

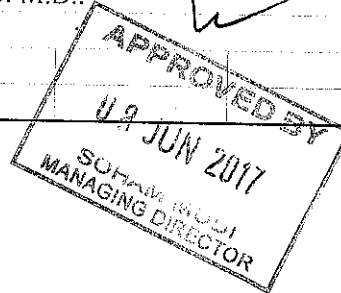
Allow on-time payment discount (or)  Reduce on-time payment discount to Rs. \_\_\_\_\_

Signature of Manager:

Date :

Signature of M.D.:

Date



18%,  
 - Pl. waive off interest.

- no on-time payment discount

*[Handwritten signature]*