

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-204	<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 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	2467000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	158	NA
Discount (in Rs. per sft.)	257	NA
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)	257	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	2467000	<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	16.06.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Pavan): Sign: <i>Pavan</i> Date: <i>17/6/17</i>	Checked by (G. B. Ram Babu): Sign: <i>G. B. Ram Babu</i> Date: <i>17/6/17</i>	Checked by (Accountant): Sign: <i>Ajay Galach</i> Date: <i>18/6/17</i>	Approved by (MD): Sign: <i>[Signature]</i> APPROVED BY SCHAM M... MANAGING DIR...
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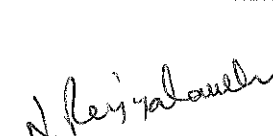


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-204
Name of Buyer	Mrs. Manne Suhasini

A.	Total sale consideration.	Rs. 24,67,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,48,030/- +2,467/- (GHMC)
E.	Add: VAT	Rs. 30,838/-
F.	Add: Service Tax	Rs. 1,37,498/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 27,67,000/-
J.	Balance amount Due	Rs. 23,913/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. <i>Not finalized</i>
M.	Maintenance charges due from	October 2017
N.	Buyer Info database balance	Rs. <i>23,913</i> ✓
O.	Tally balance	Rs. <i>23,913</i> ✓
P.	Remarks:	
	Corpus fund Rs.15,000/- to be collected.	
	Maintenance charges @ Rs. 1500/- to be collected for initial six months - 9050	
	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 Soham Modi
Date:	Date: <i>3/8/17</i>	Date: <i>3/8/17</i>	Date:

APPROVED BY
03 AUG 2017
SOHAM MODI
MANAGING DIRECTOR

- 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-204					
Customer Name	Mrs. Manne Suhasini					
Booked by	Naveena					
Prepared by	Pavan					
Date	03.08.2017					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
08-Apr-16	25000	Booking amount	-	-	-	25,000
08-Apr-16	-25000	amount received	-	25,000	-	-
20-Apr-16	-200000	amount received	12	-	-	(200,000)
23-Apr-16	200000	I Installment	3	(200,000)	(296)	-
08-May-16	370000	II Installment	15	-	-	370,000
18-May-16	-370000	amount received	10	370,000	1,825	-
01-Sep-16	835000	On completion of sla	106	-	-	835,000
20-Sep-16	-835000	amount received	19	835,000	7,824	-
02-Nov-16	500000	On Completion of Br	43	-	-	500,000
12-Dec-16	-372000	amount received	40	500,000	9,863	128,000
30-Mar-17	-300000	amount received	108	128,000	6,817	(172,000)
05-Jun-17	337000	On completion of flo	67	(172,000)	(5,683)	165,000
30-Jun-17	200000	On Completion	25	165,000	2,034	365,000
10-Jul-17	-665000	amount received	10	365,000	1,800	(300,000)
	(300000)			Approx Interest Payable	24,184	

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

c Charge Interest of Rs. _____ (or) c Interest waived

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

Signature of Manager: _____ Signature of M.D.: _____
 Date : _____ Date : _____

See,
 Only minor delay. Please waive off
31/7/17

APPROVED BY
 03 AUG 2017
 SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MS. MANNE SUHASINI		
Flat / Bungalow No.	C-204	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	24,67,000
B	Add : Stamp duty & registration charges and mutation exp	1,54,787
C	Add: Service Tax @4.5%	1,11,015
D	Add: VAT @1.25%	30,838
E	Total Taxes (B + C + D)	2,96,640
F	Total amount payable (A+E)	27,63,640
G	Total Amount Paid	21,02,000
H	Balance Amount Payable (F-G)	6,61,640

I	Sale Deed Value	24,67,000
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready	
K	Housing Loan Sanctioned	15,00,000	8,35,000	6,65,000
L	Own contribution (including taxes)	12,63,640	12,67,000	(3,361)

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Security cq.received
			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Own contribution			<input type="checkbox"/> Security cq.received
		(3,361)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount			<input type="checkbox"/> Security cq.received
		6,65,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	23/05/17	23/05/17	23/05/17

