
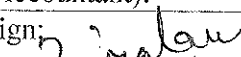

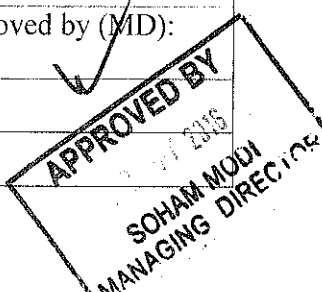


Sale Agreement Authorization Form-VISTA

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-306	<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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	32,70,280	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	159	N A
Discount (in Rs. per sft.)	125	N A
On time payment discount ((in Rs. per sft.)	50	
Total Discount (in Rs. per sft.)	175	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	32,70,280	<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	30.05.2017	<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: 30/5/16	Date:	Date: 30/5/16	Date:

APPROVED BY

 SOHAM MOUDI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. PANKAJ KUMAR BATTABYAL		
Flat / Bungalow No.	C-306	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	32,70,280
B	Add : Stamp duty & registration charges and mutation exp	2,03,987
C	Add: Service Tax @4.5%	1,38,987
D	Add: VAT @1.25%	40,879
E	Total Taxes (B + C + D)	3,83,852
F	Total amount payable (A+E)	36,54,132
G	Total Amount Paid	30,36,592
H	Balance Amount Payable (F-G)	6,17,540

I	Sale Deed Value	32,70,280
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready	
K	Housing Loan Sanctioned	28,32,110	22,67,110	5,65,000
L	Own contribution (including taxes)	8,22,022	7,69,482	52,540

Security Cheque Details:

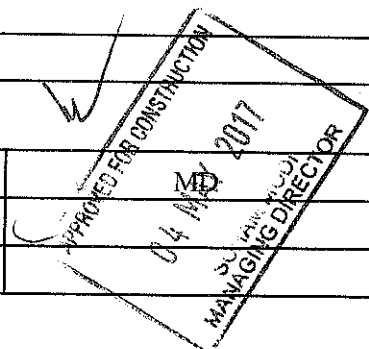
	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		52,540	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		5,65,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

61,000/- on time paymenty discount given:

Authorised by:

Name	Accountant	CR Manager,	Prabhakar Reddy
Sign	<i>A. Rajyalaxmi</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	4/6/17	4/5/17	04/05/2017




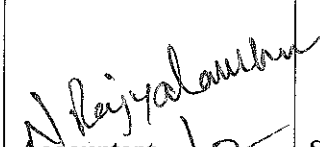

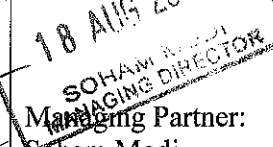
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	C-306
Name of Buyer	Mr. Pankaj Kumar

A.	Total sale consideration.	Rs. 32,70,280/-
B.	Less: Discount for on time payments.	Rs. 61,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,96,260/- + 3,270/- (GHMC)
E.	Add: VAT	Rs. 40,879/- + 2,809/- (GST)
F.	Add: Service Tax	Rs. 1,47,163/- 1,47,319/-
G.	Add: Extra Specs Charges	Rs. 15,604/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,380/-
I.	Less: Amount paid	Rs. 36,02,310/-
J.	Balance amount Due	Rs. 18,335/- 18,491/-
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 2017
N.	Buyer Info database balance	Rs. 18,491/-
O.	Tally balance	Rs. 18,491/-
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.	

	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: 12/08/17	Date: 12/08/17	Date: 12/08/17	Date: 18 Aug 2017

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