

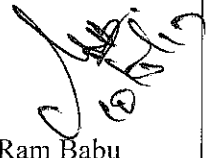
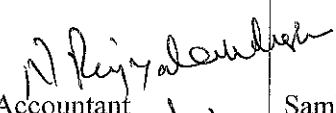


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	A-306
Name of Buyer	Mr. BVNM Mouleshwar Rao

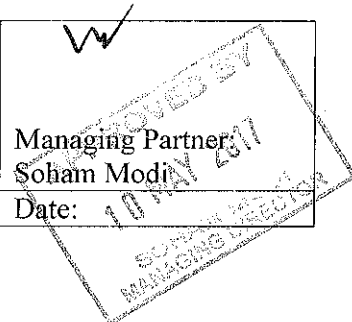
A.	Total sale consideration.	Rs. 27,52,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,65,120/- ✓
E.	Add: VAT	Rs. 34,400/- + 2,750/- (mutation)
F.	Add: Service Tax	Rs. 85,036/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 11,514/- + 47,450/- (maint charges + m fee) + 20,000/- (c fund) + 1,12,988/- (3.45% of Rs.32.75 lakhs)
I.	Less: Amount paid	Rs. 57,28,772/-
J.	Balance amount Due	Rs. <i>Nil</i>
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs. 24,97,514/- ✓
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	August 2014
N.	Buyer Info database balance	Rs.
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus fund Rs.20,000/- collected.	
	Maintenance charges to be collected August 2014 to May 17	
	Membership fee of Rs.50/- 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	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:

 G. B. Ram Babu	 Accountant	 Samba Siva Rao	 Managing Partner Soham Modi
Date: 10/5/12	Date: 10/5/12	Date: 10/5/12	Date: 10 MAY 2012

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



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.	A-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 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 6' 6" wide	<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	27,52,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		N A	
Discount (in Rs. per sft.)	101	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	NIL		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	13,42,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	14,10,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	30.05.2014 01.03.14	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 8/1/13	Date: 8/1/13	Date: 8/1/13	Date:

APPROVED BY
23 JAN 2013
SOHAM MODI
MANAGING DIRECTOR