

SALE DEED AUTHORIZATION FORM

Project	VIST HOMES - VISTA HOMES		
Buyer Name	MR. V. JAYAPAL REDDY		
Flat / Bungalow No.	B-401	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking No.	

Payment & Agreement Details:

A	Total Sale Consideration	27,52,000
B	Stamp duty & registration charges	1,69,420
C	Service Tax @ 3.09% on SC or @4.944% on CA	85,037
D	VAT @ 1.25% on Sale Consideration	34,400
E	Total Taxes (B + C + D)	2,88,857
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	30,40,857
I	Total Amount Paid	28,16,357
J	Balance Amount Payable (H-I)	2,24,500

K	Amount for Sale Deed	27,52,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installem Scheme	Other:	
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	IDBI			2,25,000

Final Release

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	<input checked="" type="checkbox"/>	Security cq.received
			<input checked="" type="checkbox"/>	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	<input checked="" type="checkbox"/>	Collect cq.at the time of registration
			<input checked="" type="checkbox"/>	Security cq.received
Balance HL Amount	Cq. No.	Amount	<input checked="" type="checkbox"/>	Not required
		2,25,000	<input checked="" type="checkbox"/>	Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	<input checked="" type="checkbox"/>	Paid Through HL
		2,88,857	<input checked="" type="checkbox"/>	Security cq.received
			<input checked="" type="checkbox"/>	Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY MD 25 MAR 2015 SUHAM MODI MANAGING DIRECTOR
Sign				
Date	23/3/15	23/3/15	25/03/15	



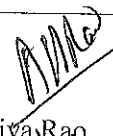
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-401
Name of Buyer	Mr. V. Jaypal reddy

A.	Total sale consideration.	27,52,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,65,120/-
E.	Add: VAT	34,400/-
F.	Add: Service Tax.	85,037/- 85,163/-
G.	Add: Extra Specs Charges (revised)	4,081/- (Statement as per Mr. Jaypal reddy)
H.	Add: Misc. Charges	5,100/-
I.	Less: Amount paid	30,41,357/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	4,381/- 4507/-
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected.		
Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	58,411/- Not finalized
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 2015

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date: 9/11/15	Date: 9/11/15	Date:

- 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. B-401
 Customer Name Mr. V. Jaypal Reddy
 Booked by Gopi
 Prepared by Pavan
 Date 08.04.2015
 Sign
 Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Dec-12	25000	Booking amount	-	-	-	25,000
30-Dec-12	-25000	amount received	-	25,000	-	-
16-Jan-13	200000	2nd Installment	17	-	-	200,000
16-Jan-13	-200000	amount received	-	200,000	-	-
20-Feb-13	400000	2nd Installment	35	-	-	400,000
20-Feb-13	-400000	amount received	-	400,000	-	-
22-Feb-14	1063500	completion slab	367	-	-	1,063,500
25-Mar-14	-1050000	amount received	31	1,063,500	16,258	13,500
01-Jul-14	51758	service tax upto 31.03.	98	13,500	652	65,258
04-Sep-14	638100	brickwork	65	65,258	2,092	703,358
04-Nov-14	-600000	amount received	61	703,358	21,159	103,358
10-Dec-14	225400	tiles & paints	36	103,358	1,835	328,758
31-Dec-14	200000	on completion	21	328,758	3,405	528,758
05-Jan-15	-225000	amount received	5	528,758	1,304	303,758
17-Mar-15	-316357	amount received	71	303,758	10,636	(12,599)
25-Mar-15	165120	Registration charges	8	(12,599)	(50)	152,521
27-Mar-15	4300	misc, Doc & Ec	2	152,521	150	156,821
31-Mar-15	34400	vat	4	156,821	309	191,221
07-Apr-15	500	IDBI legal advocate	7	191,221	660	191,721
07-Apr-15	-225000	amount received	-	191,721	-	(33,279)
	(33279)			Approx Interest Payable	58,411	

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 Rh1

Signature of Manager:
 Date :

Signature of M.D.
 Date

APPROVED BY
 10 APR 2015
 SUNAM MODI
 MANAGING DIRECTOR

Handwritten notes:
 1. Think delay
 2. No on-time payment discount
 3. Pl. waive off interest

Handwritten signature and date:
 9/4/15