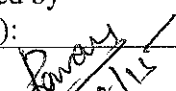
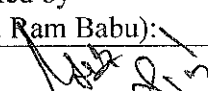
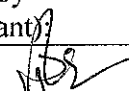
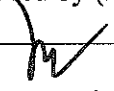


Sale Agreement Authorization Form-VISTA

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.	H-308	<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 & Staircase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	31,18,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	149	NA	
Discount (in Rs. per sft.)	200	NA	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	250		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	31,18,000	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	20.02.2016	<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: 	Sign: 	Sign: 	Sign: 
Date: 21/8/15	Date: 21/8/15	Date: 21/8/15	Date: 21/8/15

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

Flat No.	H-308
Name of Buyer	Mr. Madhabhusi Srivatsa

A.	Total sale consideration.	31,18,000/-
B.	Less: Discount for on time payments.	61,000/-
C.	Less: Other discounts	56,000/- (2% subvention scheme)
D.	Add: Reg. Charges	1,87,080/-
E.	Add: VAT	38,975/-
F.	Add: Service Tax.	1,09,130/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	33,55,745/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	14,960/-
Remarks:		
Corpus fund Rs.20,000/- to be collected - (1) 20,000 - 14,960 = 5040/-		
Maintenance charges @ Rs.1500/- pm to be collected from Feb 16 to July 16 10,500/-		
Membership fee of Rs.50/- to be collected. - (2) 50/-		
M.	Interest Amount as calculated	(73,418)
N.	Service Tax paid to department	No
O.	Service Tax security deposit to be collected	Yes
P.	Maintenance charges due from	February 2016

15,590
Collected
Call 0
23/7
Vineel

	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	<i>Rajyalaxmi</i> Rajyalaxmi	<i>Samba Siva Rao</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Mo. SOHAM M.
Date:	Date: 21/07/16	Date: 21/7/16	Date: MANAGING

- 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. H-308
 Customer Name Mr. Madhabhushi Srivatsa
 Booked by Naveena
 Prepared by Pavan
 Date 21.07.2016
 Sign
 Interest rate 18 % p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
21-Aug-15	25000	amount received	-	-	-	25,000
21-Aug-15	-25000	amount received	-	25,000	-	-
21-Aug-15	-200000	amount received	-	-	-	(200,000)
21-Aug-15	-1600000	amount received	-	(200,000)	-	(1,800,000)
01-Sep-15	-172000	amount received	11	(1,800,000)	(9,764)	(1,972,000)
05-Sep-15	200000	1st Installment	4	(1,972,000)	(3,890)	(1,772,000)
06-Sep-15	-1261413	amount received	1	(1,772,000)	(874)	(3,033,413)
20-Sep-15	468000	2nd Installment	14	(3,033,413)	(20,943)	(2,565,413)
04-Oct-15	1941000	3rd installment	14	(2,565,413)	(17,712)	(624,413)
31-Oct-15	284000	4th Installment	27	(624,413)	(8,314)	(340,413)
26-Nov-15	-97332	amount received	26	(340,413)	(4,365)	(437,745)
31-Dec-15	200000	5th Installment	35	(437,745)	(7,556)	(237,745)
	(237745)			Approx Interest Payable	(73,418)	

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

APPROVED BY
 21 JUL 2016
 SOHAM M.
 MANAGING DIRECTOR

Sir,

Please allow on time payment discount

Rs. 61000/-

[Signature]
 2.6/16

S A L E D E E D A U T H O R I Z A T I O N F O R M

Project	M/s.VISTA HOMES - VISTA HOMES		
Buyer Name	MR. MADABHUSHI SRIVATSA		
Flat / Bungalow No.	H-308	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	31,18,000
B	Stamp duty & registration charges	1,91,580
C	Service Tax @ 3.5% on Sale Agreement	1,09,130
D	VAT @ 1.25% on Sale Consideration	38,975
E	Total Taxes (B + C + D)	3,39,685
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	34,57,685
I	Total Amount Paid	19,97,000
J	Balance Amount Payable (H-I)	14,60,685

K	Amount for Sale Deed	31,18,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	14,00,000
O	Margin Money (A-N)	17,18,000

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	HDFC	01.09.2015	HL Cq. Amount 13,00,000

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		13,00,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		(2,79,000)	Security cq.received
			<input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		1,00,000	Security cq.received
			<input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)		3,39,685	Paid <input checked="" type="checkbox"/> Through HL
			Security cq.received <input type="checkbox"/> Collect cq.at the time of registration

Rs. 61,000/- Given as on time Payment discount

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY 02 MRIG 2015 Sd/- MODI DIRECTOR
Sign		<i>[Signature]</i>	<i>[Signature]</i>	
Date		11/9/15	01/09/15	