

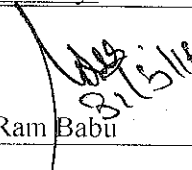
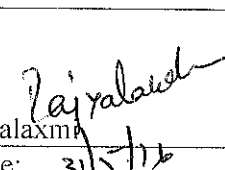
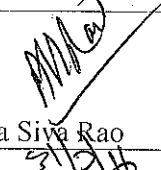
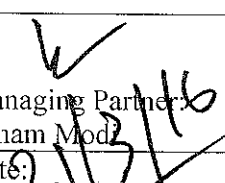
**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	H-401
Name of Buyer	Mr. Amit Sontakke

A.	Total sale consideration.	32,70,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	1,96,200/- + 4,300/- + 40,875/- ( free regn, vat & stamp duty)+ 167/-
D.	Add: Reg. Charges	1,96,200/-
E.	Add: VAT	40,875/-
F.	Add: Service Tax.	167/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	32,70,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	300/-
L.	Refund if any	
Remarks:		
Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	17,555/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 2016

	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 Date: 31/5/16	 Rajalaxmi Date: 31/5/16	 Samba Siva Rao Date: 31/5/16	 Managing Partner Soham Mod Date: 31/5/16
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- 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					
Fiat no.	H-401					
Customer Name	Mr. Amit Sontakke					
Booked by	Naveena					
Prepared by	Pavan					
Date	24.03.2016					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
30-Dec-15	25000	Booking Amount	-	-	-	25,000
31-Dec-15	-25000	amount received	1	25,000	12	-
11-Jan-16	200000	I Installment	11	-	-	200,000
12-Jan-16	-645000	amount received	1	200,000	99	(445,000)
27-Jan-16	490500	II Installment	15	(445,000)	(3,292)	45,500
05-Feb-16	1277000	III Installment	9	45,500	202	1,322,500
15-Feb-16	538750	IV Installment	10	1,322,500	6,522	1,861,250
25-Feb-16	538750	V Installment	10	1,861,250	9,179	2,400,000
28-Feb-16	200000	On Completion	3	2,400,000	3,551	2,600,000
29-Feb-16	-2600000	amount received	1	2,600,000	1,282	-
	0			Approx Interest Payable	17,555	
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						
<input type="checkbox"/> Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> Interest waived						
<input type="checkbox"/> Allow on-time payment discount (or) <input checked="" type="checkbox"/> Reduce on-time payment discount to Rs. <u>nil</u>						
Signature of Manager:			Signature of M.D.:			
Date :			Date :			

Sir,  
 • Only minor delay  
 • Pl. waive off interest.  
 • No on-time payment discount

Mr.  
 C 24/3/16

**SALE DEED AUTHORIZATION FORM**

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. AMIT SONTAKKE		
Flat / Bungalow No.	H-401	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	32,70,000
B	Stamp duty & registration charges	2,00,700
C	Service Tax @ 3.625% on Sale Deed	1,18,538
D	VAT @ 1.25% on Sale Consideration	40,875
E	Total Taxes (B + C + D)	3,60,113
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	36,30,113
I	Total Amount Paid	6,70,000
J	Balance Amount Payable (H-I)	29,60,113

K	Amount for Sale Deed	32,70,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	26,00,000
O	Margin Money (A-N)	6,70,000

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank SBI	HL Cq. Date	HL Cq. No. HL Cq. Amount 26,00,000

**FINAL DISBURSE**

**Security Cheque Details:**

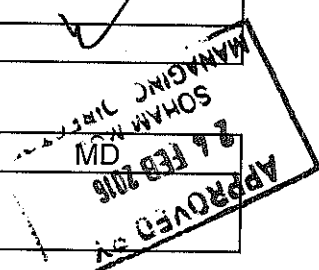
	Cq. No.	Amount	Security cq.received
1st Installment of HL		26,00,000	Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		-	Security cq.received
			<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received
			<input checked="" type="checkbox"/> Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		3,60,113	Paid <input checked="" type="checkbox"/> Through HL
			Security cq.received <i>free offer</i>
			Collect cq.at the time of registration

**Remarks:**

# Registration charges, VAT and ST free offer
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**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	2/2/16	2/2/16	2/2/16



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-401	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	74.12	<input 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 & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	32,70,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	154	N A
Discount (in Rs. per sft.)	125	N A
On time payment discount ((in Rs. per sft.)	—	
Total Discount (in Rs. per sft.)	125	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	32,70,000	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	27.03.2016	<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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 08/11/16	Date: 8/11/16	Date: 8/11/16	Date: 11 JAN 2016

**APPROVED BY**  
11 JAN 2016  
**SOHAM MODI**  
**MANAGING DIRECTOR**

*in Booking form Nagpur Address  
in Sale & Agreement local Address given*

*[Signature]*  
8/11/16