

SALE DEED AUTHORIZATION FORM

Project	M/S. VISTA HOMES - KIRAN KUMAR INVESTOR SHARE FLAT		
Buyer Name	MR. ACHUTH SASI		
Flat / Bungalow No.	I-403	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	27,50,000
B	Add : Stamp duty & registration charges and mutation exp	1,72,050
C	Add: GST @ 12% ON CA - 8,17,000	98,040
D	Add: VAT@ 1.25	-
E	Total Taxes (B + C + D)	2,70,090
F	Total amount payable (A+E)	30,20,090
G	Total Amount Paid	4,45,000
H	Balance Amount Payable (F-G)	25,75,090

I	Sale Deed Value	27,50,000
J	Construction Contact value	-

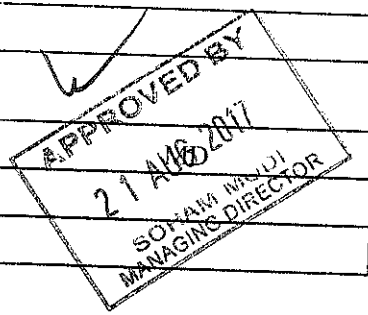
		Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	24,75,000	-	24,75,000
L	Own contribution (including taxes)	5,45,090	4,45,000	1,00,090

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Own contribution			✓ Security cq.received
		1,00,090	Not required - chq. 000008, dt. 16/7/2017
Balance HL Amount			Collect cq.at the time of registration
		24,75,000	Security cq.received
			Not required
			✓ Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	19/8/17	19/8/17	19/08/17	

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

Flat No.	I-403
Name of Buyer	Mr. Achuth Sasi

A.	Total sale consideration.	Rs.27,50,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.1,65,000/-+Rs.2,750/-(GHMC mutation charges)
E.	Add: VAT	Rs. 11,872/-
F.	Add: Service Tax	Rs: 38,188/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs.29,22,250/-
J.	Balance amount Due	Rs. 50,640/-
K.	Refund	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs.
L.	Interest Payable	<input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No Rs. <i>not finalized</i>
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. <i>50640</i>
O.	Tally balance	Rs. <i>50640</i>
P.	Remarks:	
	Corpus Fund Rs.15,000/- to be collected	
	Maintainance charges@ Rs.1500/- pm to be collected for initial six months	
	Membership fee Rs.50/- to be collected	
	<i>CR Incentive not prepared.</i>	

	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner: Soham Modi
Date:	Date:	Date: <i>19/12/17</i>	Date:

APPROVED BY
19 DEC 2017
SOHAM MODI
MANAGING DIRECTOR

- 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.	J-403					
Customer Name	Dr. Suvaitha M					
Booked by	Rani					
Prepared by	Pavan					
Date	9.10.2017					
Sign						
Interest rate	18 % p.a.					
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
23-Apr-17	25000	Booking Amount	-	-	-	25,000
24-Apr-17	-25000	amount received	1	25,000	12	-
8-May-17	-200000	amount received	14	-	-	(200,000)
12-May-17	200000	I Installment	4	(200,000)	(395)	-
23-May-17	412500	II Installment	11	-	-	412,500
12-Jun-17	956250	III Installment	20	412,500	4,068	1,368,750
23-Jun-17	573750	IV Installment	11	1,368,750	7,425	1,942,500
12-Jul-17	382500	V Installment	19	1,942,500	18,201	2,325,000
31-Jul-17	200000	On Completion	19	2,325,000	21,785	2,525,000
8-Aug-17	-50000	amount received	8	2,525,000	9,962	2,475,000
18-Aug-17	-172250	amount received	10	2,475,000	12,205	2,302,750
5-Sep-17	-2475000	amount received	18	2,302,750	20,441	(172,250)
	(172250)			Approx Interest Payable	93,705	
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						
c Charge Interest of Rs. <input checked="" type="checkbox"/> (or) <input type="checkbox"/> Interest waived						
c Allow on-time payment discount <input checked="" type="checkbox"/> (or) <input type="checkbox"/> Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:			Signature of M.D.:			
Date:			Date:			

APPROVED BY
11.9 OCT 2017
SURYAWATI WADJI
MANAGING DIRECTOR

Mr. Kiran Reddy is not available for more than 20 days.

Consent of Party problem with HAF.

No on-time payment discount

Pl. view of subject

Mr. C. B. Tolera