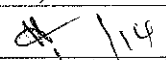
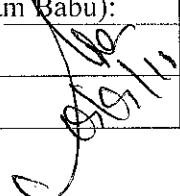
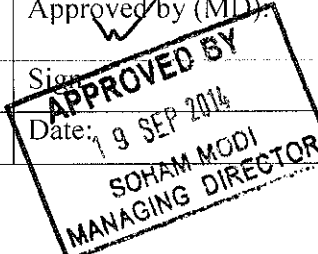


Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	☒ Yes ☐ No
Vendor	Mr. Bassar N.Mulani	☒ Yes ☐ No
Flat no.	1-305	☒ Yes ☐ No
Land area (sq. yds.)	57.71	☒ Yes ☐ No
Built-up-area (sft)	950	☒ Yes ☐ No
Car Parking No		☐ Yes ☐ No
Type	☐ Semi-deluxe ☒ Deluxe ☐ Luxury	☒ Yes ☐ No
Buyers name, age, address, etc.	Check with booking form.	☒ Yes ☐ No
Schedule of flat	Check with booking form.	☒ Yes ☐ No
Boundaries: North	Open to sky	☒ Yes ☐ No
South	Open to sky	☒ Yes ☐ No
East	6'6" wide corridor	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	2379000	☒ Yes ☐ No
PPT No.	134	N A
Discount (in Rs. per sft.)	50.00	N A
On time payment discount ((in Rs. per sft.)	50.00	
Total Discount (in Rs. per sft.)	100.00	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	2379000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.01.2015	☒ Yes ☐ No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 19/9/14	Date: 19/9/14	Date: 19/9/14	Date: 19 SEP 2014

APPROVED BY

SOHAM MODI
MANAGING DIRECTOR

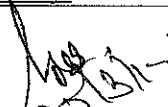
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-305
Name of Buyer	Mr. Pavan Savanur

A.	Total sale consideration.	23,79,000/-	
B.	Less: Discount for on time payments.	47,500/-	Subject to Construction app
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	1,42,740/-	
E.	Add: VAT	40,850/-	
F.	Add: Service Tax.	29,347/-	
G.	Add: Extra Specs Charges (revised)	8,881/-	Subject to approval
H.	Add: Misc. Charges	5,675/-	
I.	Less: Amount paid	24,29,000/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due	1,29,993/-	
L.	Refund if any		
Remarks: Service tax charged @ 3.09% on sale consideration .(Rs.12,19,665/-)			
Vat charged @ 5% on construction agreement(8,16,999/-)			
Corpus fund Rs.15,000/- to be collected.			
Maintenance charges @ Rs.1000/- to be collected wef Mar 15 to Aug 15			
Membership fee of Rs.50/- to be collected.			
M	Interest Amount as calculated	65,956/-	Not finalised
N	Service Tax paid to department	No	
O	Service Tax security deposit to be collected	Yes	
P	Maintenance charges due from	March 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 MANAGING DIRECTOR
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APPROVED BY
APR 2015
SOHAM MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.

Project Name Vista Homes
 Flat no. I-305
 Customer Name Mr. Pavan Savanur
 Booked by Naveena
 Prepared by Pavan
 Date 23.03.2015
 Sign
 Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
01-Sep-14	25000	Booking amount	-	-	-	25,000
01-Sep-14	-25000	amount received	-	25,000	-	-
15-Sep-14	200000	I Installment	14	-	-	200,000
25-Sep-14	-200000	amount received	10	200,000	986	-
15-Oct-14	250000	2nd Installment	20	-	-	250,000
16-Oct-14	-250000	amount received	1	250,000	123	-
30-Oct-14	1475000	3rd Installment	14	-	-	1,475,000
22-Nov-14	-54000	amount received	23	1,475,000	16,730	1,421,000
31-Dec-14	229000	on completion of floor	39	1,421,000	27,330	1,650,000
27-Jan-15	-1900000	amount received	27	1,650,000	21,970	(250,000)
31-Jan-15	200000	on Completion	4	(250,000)	(493)	(50,000)
28-Feb-15	590	electricity charges	28	(50,000)	(690)	(49,410)
	(49410)			Approx Interest Payable	65,956	

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

☐ 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

01 APR 2015

SOHAM MODI
MANAGING DIRECTOR

APPROVED BY

01 APR 2015

SOHAM MODI
MANAGING DIRECTOR

Sir,
 Due to the delay in the housing loan process delayed
 a sum may be received off

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – BASSAR N. MULANI		
Buyer name	MR. PAVAN SARVANKAR		
Flat / Bungalow No.	I-305	AREA	950
Land Area	57.71		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	23,79,000
B.	Stamp duty & registration charges	147240 -
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	73511
D.	VAT @ 1.25% on Sale Agreement	29738 -
E.	Total taxes (B + C + D)	250489
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	26,29,489
I.	Total amount paid	529000
J.	Balance amount payable (H - I)	21,00,489

K.	Amount for Sale Deed	23,79,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	19,00,000
O.	Margin Money (A - N)	4,79,000

Housing Loan Details

Payment Scheme	☒ Housing Loan ☐ Installment Scheme ☐ Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC			1900000

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	☐ Security cq. received ☐ Not required ☒ Collect cq. at the time of registration
		1900000	
Balance Margin Money (O-I)	Cq. No.	Amount	☐ By PDC ☐ Security cq. received. ☒ Not required ☐ Collect cq. at the time of registration
		-	
Balance HL amount	Cq. No.	Amount	☐ Security cq. received. ☒ Not required ☐ Collect cq. at the time of registration
		-	
Total Taxes Amount (E)	Cq. No.	Amount	☒ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
		250489	

Remarks:

Stamp duty received in full of Vista Homes
Plot belongs to Bassar N. Mulani.