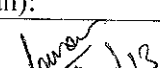
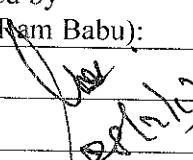
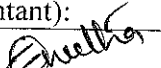


Sale Agreement Authorization Form-VISTA

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	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	A-201	<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 type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury	<input checked="" 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	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	104.	N A	
Discount (in Rs. per sft.)	50	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	50		
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	22,01,085/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	7,33,695/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	01.08.2014	<input 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: 28/2/13	Date: 28/2/13	Date: 01/3/13.	Date:

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type	Amount	Units	Formula
	Block no.			
	Flat No.	A201		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,220	sft	
B	Undivided share of land	74.12	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,934,780	Rs.	
F	Registrars value of undivided share of land	333,518	Rs.	B X Land Rate
G	Registrars Const. Value	1,220,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	40,000	Rs.	C X 100 sft X Parking Rate
I	Registrars two wheeler parking value	-	Rs.	D X 15 sft X Parking Rate
K	Registrars Total Value	1,260,000	Rs.	G + H + I
L	Sale Deed Amount	2,201,085	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	733,695	Rs.	E - L
O	Reg. Charges	169,581	Rs.	L X rate + N X rate + incidental charges
P	Service tax	90,685	Rs.	E @ rate or N @ rate
Q	VAT	36,685	Rs.	E X rate
R	Total Taxes	296,951	Rs.	O + P + Q
P	Total Tax Percentage	10.12	%	R/E

Notes

1 Registrars rates and other values:

Land	4,500	Rs. per sq. yd.	
Construction	1,000	Rs. per sft	
Parking	400	Rs. per sft	
Stamp duty & reg charges	7.50	percent	on sale deed
Stamp duty & reg charges	5.00	percent	on agr. of const.
Incidental charges - sale deed	4,500	Rs.	
Reg. Charges - const. agr.	1,000	Rs.	
Undivided share of land	6.075	sq yds	per 100 sft of SBUA
Sale deed ratio	75	percent	
Service tax	3.09	percent	under const. of complex services
Service tax - Const complex servid	4.944	percent	under works contract
VAT	1.25	percent	

2 Estimate as per prevailing rates that are subject to change.

3 Applicability of service tax / VAT may differ from case to case.

4 Some nationalized banks require registration of construction contract.

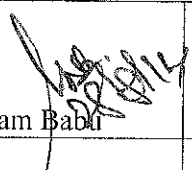
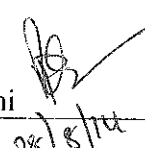

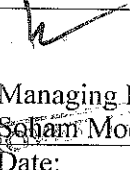
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	A-201
Name of Buyer	Mr. Mosali Anil Reddy

A.	Total sale consideration.	29,34,780/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,76,100/- ✓
E.	Add: VAT	36,685/- ✓
F.	Add: Service Tax.	90,685/- ✓
G.	Add: Extra Specs Charges (revised)	5,000/- ✓ Subject to approval
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	32,42,737/- ✓
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	5,113/- ✓
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ Rs.1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months 2250/-		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	16,093/- Not finalized
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	Aug 14

	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: Saham Modi
Date: 28/8/14	Date: 28/8/14	Date: 28/8/14	Date: 28/8/14

Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

28 AUG 2014
Saham MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.

Project Name	Vista Homes	
Flat no.	A-201	
Customer Name	Mr. Anil Reddy	
Booked by	Gopi	
Prepared by	Pavan	
Date	28.08.2014	
Sign		
Interest rate	18	% p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
31-Jan-13	25000	Booking amount	-	-	-	25,000
05-Feb-13	-25000	Booking amount	5	25,000	62	-
15-Feb-13	200000	1st Instalment	10	-	-	200,000
22-Feb-13	-200000	payment received	7	200,000	690	-
15-Mar-13	400000	2nd Instalment	21	-	-	400,000
16-Mar-13	-400000	amount received	1	400,000	197	-
28-Aug-13	1154890	3rd Instalment - slab	165	-	-	1,154,890
02-Sep-13	-1154890	Payment Received	5	1,154,890	2,848	-
21-Dec-13	692934	4th Instalment	110	-	-	692,934
15-Jan-14	-692934	amount received	25	692,934	8,543	-
31-Mar-14	76411	Service tax	75	-	-	76,411
07-Jun-14	-261956	amount received	68	76,411	2,562	(185,545)
17-Jun-14	261956	5th Instalment	10	(185,545)	(915)	76,411
21-Jul-14	36685	vat	34	76,411	1,281	113,096
24-Jul-14	176100	registration charges	3	113,096	167	289,196
24-Jul-14	4300	misc. doc & cc	-	289,196	-	293,496
30-Jul-14	-200000	amount received	6	293,496	868	93,496
30-Jul-14	-307957	amount received	-	93,496	-	(214,461)
01-Aug-14	200000	On Completion	2	(214,461)	(212)	(14,461)
	(14461)			Approx Interest Payable	16,093	

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. Nil

Signature of Manager: _____ Signature of M.D.: _____
 Date: _____ Date: _____

APPROVED BY
 29 AUG 2014
 SUSHIL MODI
 MANAGING DIRECTOR

Sir,
 - Payments received within stipulated duration
 - St. wsi or obs interest ~~and~~
 - No on-time discount.

Asst. Mgr.

Sale Deed Authorization Form

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer name	Mr. Mosali Anil Reddy		
Flat / Bungalow No.	A-201	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	29,34,780
B.	Stamp duty & registration charges	1,80,600
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	90,685
D.	VAT @ 1.25% on Sale Agreement	36,685
E.	Total taxes (B + C + D)	3,07,970
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	32,42,750
I.	Total amount paid	27,34,780 -
J.	Balance amount payable (H - I)	5,07,970

K.	Amount for Sale Deed	
L.	Amount for Construction Contract	29,34,780 -
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	-
O.	Margin Money (A - N)	-

Housing Loan Details

Payment Scheme	<input type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount

965

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration

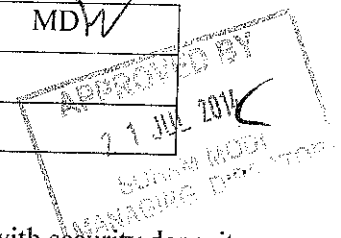
5,07,970 -
Dt. 21/07/14

Remarks:

Cq. to be cleared before reg.

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	MDW
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date:	21/7/14	21/7/14	21/7/14	



Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit and / or PDC's will be required at the time of taking possession.