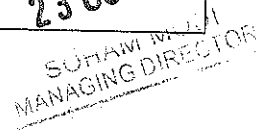


Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Vendor	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-007	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	950	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury	<input type="checkbox"/> Yes <input type="checkbox"/> No
Buyers name, age, address, etc.	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Schedule of flat	Check with booking form.	<input 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 & 6' wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	23,79,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)	112	N A
On time payment discount ((in Rs. per sft.)	30/-SFT	
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	30/-SFT	
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	23,79,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	29.03.2015	<input type="checkbox"/> Yes <input type="checkbox"/> No

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: 15/6/13	Date: 16/6/13	Date: 19/6/13	Date: 23 OCT 2013



 SUSHAM M. M.
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-007		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	950	sft	
B	Undivided share of land	57.71	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,379,000	Rs.	
F	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
G	Registrars Const. Value	1,425,000	Rs.	A X Const. rate
H	Registrars Car Parking Value	50,000	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	1,475,000	Rs.	G + H + I
L	Sale Deed Amount	2,379,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	147,240	Rs.	L X rate + N X rate + incidental charges
P	Service tax	73,511	Rs.	E @ rate or N @ rate
Q	VAT	29,738	Rs.	E X rate
R	Total Taxes	250,489	Rs.	O + P + Q
P	Total Tax Percentage	10.53	%	R/E
Notes				
1	Registrars rates and other values:			
	Land	7,500	Rs. per sq. yd.	
	Construction	1,500	Rs. per sft	
	Parking	500	Rs. per sft	
	Stamp duty & reg charges	6.00	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	100	percent	
	Service tax	3.09	percent	under const. of complex services
	Service tax - Const complex servic	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.			

SALE DEED AUTHORIZATION FORM

Prjct	VIST HOMES - VISTA HOMES		
Buyer Name	Mr. Thakur Jitender Singh		
Flat / Bungalow No.	B-007	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	1,47,040
C	Service Tax @ 3.09% on SC or @4.944% on CA	73,511
D	VAT @ 1.25% on Sale Consideration	29,738
E	Total Taxes (B + C + D)	2,50,289
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	26,29,289
I	Total Amount Paid	22,46,200
J	Balance Amount Payable (H-I)	3,83,089

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

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:	
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	ORPORATIO			1,28,800

Final Release

Security Cheque Details:

	Cq. No.	Amount	Security cq. received
1st Installment of HL			Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)		4,000	Security cq. received
			Not required
Balance HL Amount			Collect cq.at the time of registration
		1,28,800	Security cq. received
Total Taxes Amount (E)			Not required
			Collect cq.at the time of registration
		2,50,289	✓ Paid Through HL
			Security cq. received
			Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	23/3/15	25/3/15	25/3/15

APPROVED BY
23 MAR 2015
SOHAM MODI
MANAGING DIRECTOR

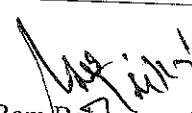
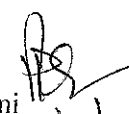

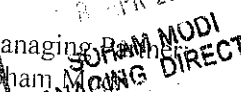
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-007
Name of Buyer	Mr. Thakur Jitender Singh

A.	Total sale consideration.	23,79,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,42,740/- ✓
E.	Add: VAT	29,738/-
F.	Add: Service Tax.	73,511/- ✓
G.	Add: Extra Specs Charges (revised)	nil/-
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	26,01,077/-
J.	Add: Interest Amount to be charged	Nil
K.	Balance amount Due	28,512/-
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.15,000/- to be collected.		
Maintenance charges @ Rs.1000/- to be collected wef April 15 to Sept 15 } collected		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	38,592/- Not finalized
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 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	APPROVED BY APR 2015  Soham Modi MANAGING DIRECTOR
Date: 7/4/15	Date: 7/4/15	Date: 7/4/15	Date:

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