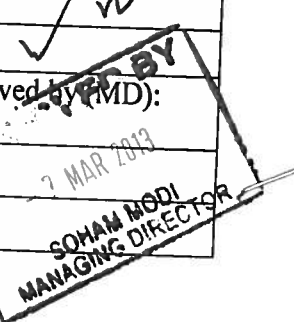


Sale Agreement Authorization Form-VISTA

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.	I-307	<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 type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input 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 type="checkbox"/> Yes <input type="checkbox"/> No	
East	6'-6" wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	21,41,550/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Discount (in Rs. per sft.)	104	N A	
On time payment discount ((in Rs. per sft.)	50/- SFT	N A	
Total Discount (in Rs. per sft.)	NIL		
Sale Consideration Calculation	50/- SFT		
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	16,06,163/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	5,35,388/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks	24.07.2014	<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>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 6/3/13	Date: 6/3/13	Date: 6/3/13	Date: 7 MAR 2013



SOHAM MODI
 MANAGING DIRECTOR
 7 MAR 2013





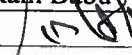



Authorization form for handing over the possession of Flat in 'Vista Homes'

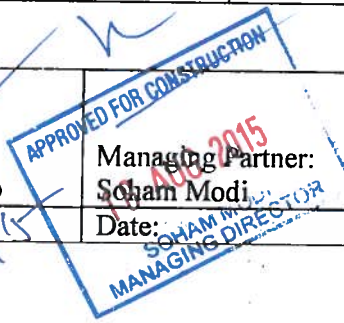
Flat No.	B-402
Name of Buyer	Mr. D.Bala Venkat

A.	Total sale consideration.	26,91,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,61,460/-
E.	Add: VAT	33,638/-
F.	Add: Service Tax.	83,152/- + 186
G.	Add: Extra Specs Charges (revised)	5,300/- + 1000 Subject to approval
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	29,06,798/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	72,352/- + 186/- = 72,538/- - 1.
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. - 2. Assm		
Maintenance charges @ Rs.1000/- pm to be collected for initial six months 3. 72500/- Assm.		
Membership fee Rs.50/- collected		
M	Interest Amount as calculated	
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	June 15

	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	 Rajalaxmi	 Samba Siva Rao	 Managing Partner: Sohams Modi
Date: 	Date: 	Date: 	Date: 



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