

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

Flat No.	A-204
Name of Buyer	Mr. G.S. Siva Kumar

A.	Total sale consideration.	22,84,000/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,37,040/- ✓
E.	Add: VAT	28,100/- + 450 = 28,550
F.	Add: Service Tax.	70,578/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,375/-
I.	Less: Amount paid	25,24,700/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	393/- + 450 = 843/ ✓
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/- pm to be collected wef Aug 14 to April 15		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	44,056/- <i>not finalised</i>
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	August 2014

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:

<i>G.B. Ram Babu</i> G. B. Ram Babu	<i>Rajyalaxmi</i> Rajyalaxmi	<i>Samba Siva Rao</i> Samba Siva Rao	<b>APPROVED BY</b> <i>8 APR 2015</i> Managing Partner Soham Modi MANAGING DIRECTOR
Date: <i>6/4/15</i>	Date: <i>6/4/15</i>	Date: <i>6/4/15</i>	Date: <i>6/4/15</i>

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

*Note: Salary declaration form accountant & MO is approved by him.*

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.	A-204	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	950	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Car Parking No		<input type="checkbox"/> Yes <input checked="" 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 type="checkbox"/> Yes <input checked="" 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	6'-6" wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	22,84,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	101	NA
Discount (in Rs. per sft.)	NIL	NA
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	22,84,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	30.05.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		<input checked="" 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: 22/7/13	Date: 22/7/13	Date: 24/7/13	Date: 26/7/13


  
 APPROVED BY  
 26 JUL 2013  
 SUDHAKAR MUDALI  
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-204		
	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	2,284,000	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	2,284,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	141,540	Rs.	L X rate + N X rate + incidental charges
P	Service tax	70,576	Rs.	E @ rate or N @ rate
Q	VAT	28,550	Rs.	E X rate
R	Total Taxes	240,666	Rs.	O + P + Q
P	Total Tax Percentage	10.54	%	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.			