

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

Flat No.	<b>B-109</b>
Name of Buyer	<b>Mr.Veerabrahma Chary</b>

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.	90,941/- ✓
G.	Add: Extra Specs Charges (revised)	8,581/- ✓ <i>Subject to approval</i>
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	32,42,737/- ✓
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	8,950/- ✓
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration and Extra Spec charges.		
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.		
M fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	<del>68,648/-</del> 60,277 ✓ <i>Not included</i>
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	April 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:

<i>G.B. Ram Babu</i> G. B. Ram Babu	Rajyalaxmi	<i>Samba Siva Rao</i> Samba Siva Rao	Managing Partner: Soham Modi
Date: <i>28/3/15</i>	Date:	Date: <i>28/3/15</i>	Date:

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

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-002	<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 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	6'-6" wide corridor & Stair case	<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	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	103	NA
Discount (in Rs. per sft.)	50/- SFT	NA
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	50/- SFT	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	13,42,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	15,92,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	08.07.2014	<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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 5/2/13	Date: 5/2/13	Date: 6/2/13	Date: -4 MAR 2013

**APPROVED BY**  
**SOHAM MODI**  
**MANAGING DIRECTOR**

**SALE DEED AUTHORIZATION FORM**

Project	VITA HOMES - VISTA HOMES		
Buyer Name	MR. VEERA BRAHMA CHARY		
Flat / Bungalow No.	B-109	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking No.	

**Payment & Agreement Details:**

A	Total Sale Consideration	2934780
B	Stamp duty & registration charges	180400
C	Service Tax @ 3.09% on SC or @4.944% on CA	90685
D	VAT @ 1.25% on Sale Consideration	36685
E	Total Taxes (B + C + D)	307769
F	Interest agreed to be paid	0
G	Other charges / extra specs charges	0
H	Total amount payable (A+E+F+G)	3242549
I	Total Amount Paid	2981549
J	Balance Amount Payable (H-I)	261000

K	Amount for Sale Deed	2935000
L	amount for Construction Contact	0
M	Amount for Agreement for Development Charges	0
N	Housing Loan Sanctioned	1740000
O	Margin Money (A-N)	1194780

**Housing Loan Details:**

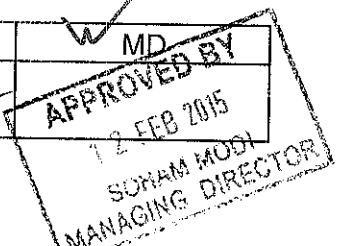
Payment scheme	Housing Loan	Installeme Scheme	Other:
Deails of 1st Installment	HL Bank	HL Cq. Date	HL Cq. No.
	LIC		
			HL Cq. Amount
			261000

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		0	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance Margin Money (O-I)		0	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount		261000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Total Taxes Amount (E)		307769	<input checked="" type="checkbox"/> Paid Through HL
			<input type="checkbox"/> Security cq.received
			<input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**


**Auhorised by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				