

SALE DEED AUTHORIZATION FORM

Prject	VISTA HOMES - B. ANAND KUMAR SHARE FLAT		
Buyer Name	MASA SUMAN. MR.		
Flat / Bungalow No.	B-202	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking No.	

Payment & Agreement Details:

A	Total Sale Consideration	32,40,000
B	Stamp duty & registration charges	1,98,700
C	Service Tax @ 3.09% on SC or @4.944% on CA	37,688
D	VAT @ 1.25% on Sale Consideration	52,460
E	Total Taxes (B + C + D)	2,88,848
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	35,28,848
I	Total Amount Paid	4,25,000
J	Balance Amount Payable (H-I)	31,03,848

K	Amount for Sale Deed	32,40,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	25,90,000
O	Margin Monety (A-N)	6,50,000

Housing Loan Details:

Payment scheme	Housing Loan <input checked="" type="checkbox"/>	Installeme Scheme		Other:
Deails of 1st Installment	HL Bank LIC	HL Cq. Date	HL Cq. No.	HL Cq. Amount 23,31,000

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	-	Security cq.received
		23,31,000	-	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	<input checked="" type="checkbox"/>	Collect cq.at the time of registration
		2,25,000	-	Security cq.received
Balance HL Amount	Cq. No.	Amount	<input checked="" type="checkbox"/>	Not required
		2,59,000	-	Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	<input checked="" type="checkbox"/>	Security cq.received
		2,88,848	-	Not required
			<input checked="" type="checkbox"/>	Collect cq.at the time of registration
			<input checked="" type="checkbox"/>	Paid Through HL

Remarks:

Stampduty and Registration charges transfereed to M/s.Vista Homes
Rs. 125/- Per sq ft not shown in payment of Sub @ 2.13,000/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY 16 MAR 2015 SOHAM MOOI MANAGING DIRECTOR
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	6/3/15	25/11/15	5/03/15	

Rambabu to collect refund of 10 lacs loan from Madi Mahan from B Anand.

Owner Show

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

Flat No.	B-202
Name of Buyer	Mr. Masa Suman

A.	Total sale consideration.	32,40,000/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	2,13,500/- (Rs.175/- per sft not shown in booking form) ✓
D.	Add: Reg. Charges	1,94,400/- ✓
E.	Add: VAT	52,460/- ✓
F.	Add: Service Tax.	37,688/- ✓
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,900/- ✓
I.	Less: Amount paid	33,15,000/- ✓ <i>Subject to Confirmation of Owner.</i>
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	948/- ✓
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration (Rs.12,19,665/-)		
Vat charged @ 5% on construction agreement(Rs.10,49,199/-)		
Corpus fund Rs.20,000/- to be collected.		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	23,137/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	July 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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	Managing Partner Soham Modi
Date: 29/5/15	Date: 29/5/15	Date: 30/5/15	Date: <i>[Signature]</i>

APPROVED BY
[Signature]
30/5/15
MANAGING DIRECTOR

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