

SALE DEED AUTHORIZATION FORM

Prpject	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	Mr. ANAND RAMCHANDER PARSA		
Flat / Bungalow No.	B-203	Area	950
Land Area	57.71		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	16,79,000
B	Stamp duty & registration charges	1,05,040
C	Service Tax @ 3.09% on SC	58,765
D	VAT @ 1.25% on Sale Consideration	20,988
E	Total Taxes (B + C + D)	1,84,793
F	Interest agreed to be paid	-
G	Other charges / extra spectcs charges	-
H	Toial amount payable (A+E+F+G)	18,63,793
I	Total Amount Paid	8,63,500
J	Balance Amount Payable (H-I)	10,00,293

K	Amout for Sale Deed	16,79,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	12,00,000
O	Margin Monety (A-N)	4,79,000

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
	Sundaram	30.05.15	163760	9,98,594

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received	
		9,98,594	Not required	
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration	
		-	Security cq.received	
Balance HL Amount	Cq. No.	Amount	Not required	
		201406-	Collect cq.at the time of registration	
Total Taxes Amount (E)	Cq. No.	Amount	Paid	Through HL
		1,84,793		Security cq.received
			Collect cq.at the time of registration	

Remarks:

Auhorisied by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date	3/6/15	3/6/15	3/6/15	3/6/15



Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad – 500 062. Ph: +91-40-6464 4006.
Owned & Developed by: M/s. VISTA HOMES



MODI
PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M.G. Road,
Secunderabad - 500 003.
Phone : +91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

To,
Mr. Anand Ramchander Parsa
H. No. 2-2-1089/A, Golnaka,
Hyderabad – 500013

Date:

Sub: Letter of Possession for flat no. 203 in block no. B in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

You shall become a member of 'Vista Homes Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: _____

Name: _____

Date: _____



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NO DUE CERTIFICATE

To,
Mr. Anand Ramchander Parsa
H. No. 2-2-1089/A, Golnaka,
Hyderabad – 500013

Date:

Dear Sir / Madam,

This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 203 in block no. B in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.,

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
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Yours sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: _____

Name: _____

Date: _____

MEMBERSHIP ENROLMENT FORM

Date: _____

To,
The President,
Vista Homes Owner's Association,
Survey no. 193 to 195,
Kushaiguda,
Hyderabad – 500 062.

Dear Sir,

I am the owner of flat no. 203 in block no. 'B' in our project known as 'Vista Homes' at Survey No. 193 to 195, Kushaiguda, Hyderabad – 500 062.

I request you to enroll me as a member of the 'Vista Homes Owner's Association'.

I have paid an amount of Rs. 50/- towards membership enrollment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (34) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of March 2015 at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: _____

Name: _____

Address for correspondence:
Mr. Anand Ramchander Parsa
H. No. 2-2-1089/A, Golnaka,
Hyderabad – 500013

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

MEMBERSHIP ENROLMENT FORM

Date: _____

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UNDERTAKING

From,
Mr. Anand Ramchander Parsa
H. No. 2-2-1089/A, Golnaka,
Hyderabad – 500013

Date:

To,
The Managing Partner,
M/s. Vista Homes ,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Sub.: Undertaking for payment of service tax & VAT.
Ref.: Booking for flat no. 203, on second floor in block 'B' in the project known as
'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir,

I have booked the above referred flat / villa and in that regard documents like booking form, Agreement of Sale, Sale Deed, Construction Agreement etc., were executed. As per the terms agreed between us, I have agreed to pay the VAT & service tax that is leviable or may become leviable for the purchase of the said flat / villa.

Service tax & VAT are applicable for the transaction between Builder/ Developer and Purchaser. However, the applicability of the rules is not clear. I have been informed about the divergent views regarding the applicability of service tax & VAT for the flat / villa purchased by me.

I am also aware that the Builder is liable to collect VAT & service tax from its prospective purchasers and remit the same to government from time to time. I am also aware that service tax and VAT are paid on monthly/quarterly basis on the composite transactions of the Builder for a given period after claiming credit for items like CENVAT, input credit for materials, etc. (if any).

I have also been informed that the Builder can only provide proof of payment of VAT / service tax that is paid periodically and proof of payment for a individual unit cannot be given.

Liability towards VAT & service tax has been estimated for my transaction based on our present understanding of the applicability of the rules. The amount paid by me as per the estimate may be held as deposit with you.

I request you to pay VAT & service tax, from time to time, as you may deem fit, that is applicable or may become applicable for the purchase of my flat /villa in light of the divergent views as to applicability of taxation as on date and also for the reason that the final outcome is uncertain.

In case a liability to pay service tax and VAT arises as a consequence mentioned above, I request you to discharge the liability from the deposit lying with you. I further request you to refund the amount (balance – if any) to me in case of change in the estimated liability towards VAT & service tax as a result of final clarity/decision in the matter or at the end of the litigation in relation to the above.

I further agree that the decision to make the payment of service tax and VAT (in part or full) along with interest and penalty shall solely be your privilege. You may at your discretion decide to pay the service tax and VAT instead of continuing with the litigation. I shall not raise any objections on any count referred above.

Thank you.

Yours sincerely,

Place: _____.

Date: _____