

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer Name	MR. TAYI SATYANARAYANA PRASAD		
Flat / Bungalow No.	B-403	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration	27,30,000
B	Add : Stamp duty & registration charges and mutation exp	1,70,830
C	Add: Service Tax @4.5%	-
D	Add: VAT @1.25%	34,125
E	Total Taxes (B + C + D)	2,04,955
F	Total amount payable (A+E)	29,34,955
G	Total Amount Paid	29,35,155
H	Balance Amount Payable (F-G)	(200)

I	Sale Deed Value	27,30,000
J	Construction Contact value	-

	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned		-
L	Own contribution (including taxes)		-

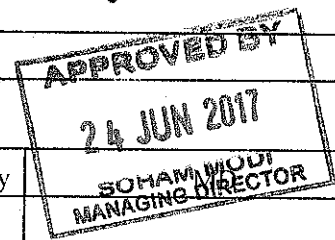
Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	Not required
			Collect cq.at the time of registration
Own contribution		-	Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	23/6/17	23/6/17	23/6/17



APPROVED BY
 24 JUN 2017
 SOMAM MUDI
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	B-403		
	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	2,730,000	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	2,730,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	168,300	Rs.	L X rate + N X rate + incidental charges
P	Service tax	122,850	Rs.	E @ rate or N @ rate
Q	VAT	34,125	Rs.	E X rate
R	Total Taxes	325,275	Rs.	O + P + Q
P	Total Tax Percentage	11.91	%	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	0.50	percent	on agr. of const.
Incidental charges - sale deed	4,500	Rs.	
Reg. Charges - const. agr.	-	Rs.	0.50% upto a maximum of Rs. 20,000/-
Undivided share of land	6.075	sq yds	per 100 sft of SBUA
Sale deed ratio	100	percent	
Service tax	4.50	percent	under const. of complex services
Service tax - Const complex serv	6.00	percent	under works contract
VAT	1.25	percent	

2 Estimate as per prevailing rates that are subject to change.

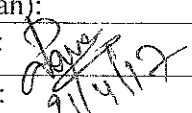

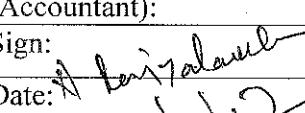
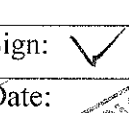
3 Applicability of service tax / VAT may differ from case to case.

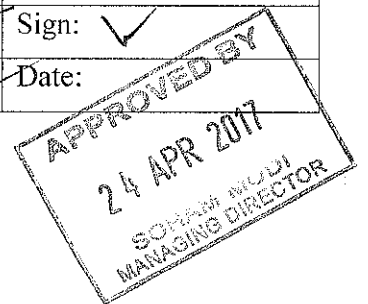
4 Some nationalized banks require registration of construction contract.

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	VISTA HOMES	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-403	<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 type="checkbox"/> Semi-deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input 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 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	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	6'- 6"wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	27,30,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	175	N A
Discount (in Rs. per sft.)	131	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	131	
Sale Consideration Calculation	Check booking form with price list	<input type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	27,30,000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	21.06.2017	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 21/4/17	Date: 22/4/17	Date: 22/4/17	Date:




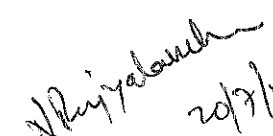


Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-403
Name of Buyer	Mr. T. Satyanarayana Prasad

A.	Total sale consideration.	Rs. 27,30,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 1,63,800/- + 2,730/- (GHMC)
E.	Add: VAT	Rs. 34,125/-
F.	Add: Service Tax	Rs. NA + 1674/-
G.	Add: Extra Specs Charges	Rs. 9,300/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 29,35,155/-
J.	Balance amount Due	Rs. 11,554/-
K.	Refund	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
L.	Interest Payable	<input type="checkbox"/> Yes <input type="checkbox"/> No Rs.
M.	Maintenance charges due from	August 2017
N.	Buyer Info database balance	Rs. 11,554/-
O.	Tally balance	Rs. 11,554/-
P.	Remarks:	
	Corpus fund Rs. 15,000/- to be collected.	
	Maintenance charges @ Rs. 1500/- to be collected for initial six months	Rs. 9000/-
	Membership fee of Rs. 50/- to be collected.	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

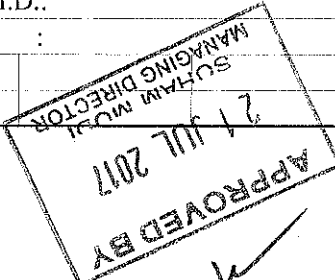
Authorized by:

 G. B. Ram Babu Date:	 Accountant Date:	 Samba Siva Rao Date: 21/7/17	 Managing Partner: Soham Modi Date:
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APPROVED BY
21 JUL 2017
SOHAM MODI
MANAGING DIRECTOR

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

Interest calculation for delayed payments.						
Project Name	Vista Homes					
Flat no.	B-403					
Customer Name	Mr. Tayi Satyanarayana Prasad					
Booked by	Rani					
Prepared by	Pavan					
Date	17.07.2017					
Sign						
Interest rate	18	% p.a.				
Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
20-Apr-17	25000	Booking amount	-	-	-	25,000
20-Apr-17	-25000	amount received	-	25,000	-	-
21-Apr-17	-200000	amount received	1	-	-	(200,000)
24-Apr-17	-1000000	amount received	3	(200,000)	(296)	(1,200,000)
01-May-17	-1000000	amount received	7	(1,200,000)	(4,142)	(2,200,000)
05-May-17	200000	I Installment	4	(2,200,000)	(4,340)	(2,000,000)
20-May-17	409500	II Installment	15	(2,000,000)	(14,795)	(1,590,500)
05-Jun-17	947750	III Installment	16	(1,590,500)	(12,550)	(642,750)
12-Jun-17	-505000	amount received	7	(642,750)	(2,219)	(1,147,750)
12-Jun-17	-205155	amount received	-	(1,147,750)	-	(1,352,905)
20-Jun-17	568650	IV Installment	8	(1,352,905)	(5,337)	(784,255)
05-Jul-17	379100	V Installment	15	(784,255)	(5,801)	(405,155)
20-Jul-17	200000	On Completion	15	(405,155)	(2,997)	(205,155)
	(205155)		Approx Interest Payable		(52,477)	
Note:						
Column A, B & C: Enter Installments & payments received						
Column B: Enter receivables as positive amounts & payments received as negative amounts.						
Columns D to G: Do not change.						
Sort columns A, B & C in ascending order.						
Calculate sum of Installments / Payments & Interest						
c Charge Interest of Rs. _____ (or) <input checked="" type="checkbox"/> c Interest waived						
c Allow on-time payment discount _____ (or) <input checked="" type="checkbox"/> c Reduce on-time payment discount to Rs. <u>Nil</u>						
Signature of Manager:				Signature of M.D.:		
Date :				Date :		



 APPROVED BY
 21 JUL 2017
 SUSHAM MOULI
 MANAGING DIRECTOR