

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – MR. P CHANDRASHEKAR REDDY		
Buyer name	MR. GUNDU VIJAY ANAND		
Flat / Bungalow No.	I-409	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	31,18,000
B.	Stamp duty & registration charges	19,15,800 -
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	37,685 -
D.	VAT @ 1.25% on Sale Agreement	38,975 -
E.	Total taxes (B + C + D)	26,82,100 -
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	33,86,200
I.	Total amount paid	6,25,000
J.	Balance amount payable (H - I)	27,61,200 -

K.	Amount for Sale Deed	31,18,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	24,93,757
O.	Margin Money (A - N)	6,24,243 -

Housing Loan Details

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	PNB			24,93,757/-

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		24,93,757	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		-	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input checked="" type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		26,82,100	

Balance
⇒ Rs. 54,740/-

Remarks:

Flat belongs to P. Chandrasekhar Reddy
 * Rs. 175/- Per sq ft not deducted from sale agreement ⇒ @ 213,500
 * Registration charges & VAT Received from Mr. P. Chandrasekhar Reddy

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date:	16/1/15	16/1/15	16/1/15

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit

Owner Share

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

Flat No.	I-409
Name of Buyer	Mr. Gunda Vijay Anand

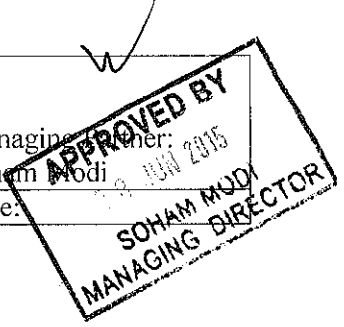
A.	Total sale consideration.	31,18,000/-
B.	Less: Discount for on time payments.	91,500/- <i>Subject To Approval</i>
C.	Less: Other discounts	1,22,000/- (Rs.100/- per sft not shown in booking form)
D.	Add: Reg. Charges	1,87,080/- ✓
E.	Add: VAT	52,460/- ✓
F.	Add: Service Tax.	37,688/- + 513 = 38201 ✓
G.	Add: Extra Specs Charges (revised)	16,581/- <i>Subject to approval.</i> ✓
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	31,18,757/- <i>Subject to Confirmation of Owner.</i>
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	84,152/- + 513 = 84665 ✓
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. <i>VISTA HOMES OWNERS ASSM.</i>		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months. <i>7250/-</i>		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	48,633/- <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	April 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
Date: <i>21/5/15</i>	Date: <i>21/5/15</i>	Date: <i>30/5/15</i>

Managing Director:
Soham Modi
Date: *30/5/15*



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