

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

| | |
|---------------|----------------------------------|
| Flat No. | B-407 |
| Name of Buyer | Mr. Selva Kumar n Suppaya |

| | | | |
|--|--|-------------|-----------------------------|
| A. | Total sale consideration. | 22,84,000/- | |
| B. | Less: Discount for on time payments. | Nil | |
| C. | Less: Other discounts | Nil | |
| D. | Add: Reg. Charges | 1,37,040/- | |
| E. | Add: VAT | 28,550/- | |
| F. | Add: Service Tax. | 81,263/- | |
| G. | Add: Extra Specs Charges (revised) | 2,000/- | <i>Subject to approval.</i> |
| H. | Add: Misc. Charges | 5,570/- | |
| I. | Less: Amount paid | 25,29,762/- | |
| J. | Add: Interest Amount to be charged | | |
| K. | Balance amount Due | 8,661/- | |
| L. | Refund if any | | |
| Remarks: Service tax charged @ 3.09% on sale consideration. | | | |
| Vat charged @ 1.25% on sale consideration. | | | |
| Corpus fund Rs.15,000/- to be collected. | | | |
| Maintenance charges @ Rs.1000/- pm be collected April 15 to Dec 15 | | | |
| Membership fee of Rs.50/- to be collected | | | |
| M | Interest Amount as calculated | 6,04,135/- | <i>Not finalized.</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:

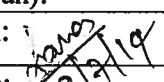
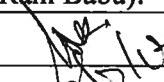

| | | | |
|--------------------------------------|----------------------------------|--------------------------------------|---|
| <i>[Signature]</i> G. B. Ram Baba | <i>[Signature]</i> Rajyalaxmi | <i>[Signature]</i> Samba Siva Rao | <i>[Signature]</i> Managing Partner: Soham Modi |
| Date: | Date: 22/12/15 | Date: 23/12/15 | Date: |

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

APPROVED BY
24 DEC 2015
SOHAM MODI
MANAGING DIRECTOR

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. | B-407 | <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 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 | <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 | 22,84,000/- | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| PPT No. | | N A | |
| Discount (in Rs. per sft.) | | N A | |
| On time payment discount ((in Rs. per sft.) | | | |
| Total Discount (in Rs. per sft.) | | | |
| Sale Consideration Calculation | Check booking form with price list | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Sale Deed value | 22,84,000/- | <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 | 16.06.2015 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No | |
| Remarks | | | |
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| | | | |
| | | | |
| Prepared by (Pavan): | Checked by (G. B. Ram Babu): | Checked by (Accountant): | Approved by (MD): |
| Sign:  | Sign:  | Sign:  | Sign: |
| Date: 8/7/14 | Date: 8/5/14 | Date: 10/7/14 | Date: |