

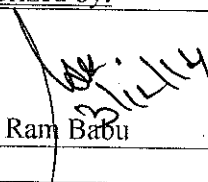
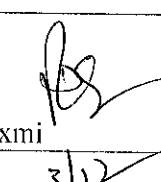
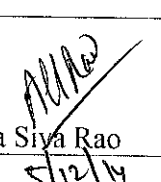
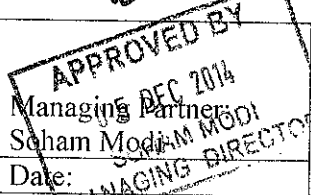
**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	I-008
Name of Buyer	Mrs. Vijay Laxmi Vasunaidu

A.	Total sale consideration.	29,34,780/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,76,100/-
E.	Add: VAT	36,685/-
F.	Add: Service Tax.	90,685/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	32,42,780/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	70/-
L.	Refund if any	
Remarks: Service tax charged @3.09% on sale consideration.		
Vat charged @1.25% on sale consideration		
Corpus fund Rs.20,000/- to be collected		
Maintenance charges @ Rs.1200/- pm to be collected for initial six months. 9650/-		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	41,541/- Not finalised.
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	August 2014

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
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:

 G. B. Ram Babu Date:	 Rajyalaxmi Date: 3/12	 Samba Sriya Rao Date: 5/12/14	 APPROVED BY Managing Partner Saham Modi MMDI MANAGING DIRECTOR Date:
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- Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.

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.	I-008	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	74.12	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1220	<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 type="checkbox"/> Deluxe <input checked="" type="checkbox"/> Luxury	<input checked="" 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	Open to sky	<input type="checkbox"/> Yes <input type="checkbox"/> No	
West	6'-6" wide corridor and staircase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	104	N A	
Discount (in Rs. per sft.)	50/-SFT	N A	
On time payment discount ((in Rs. per sft.)	NIL		
Total Discount (in Rs. per sft.)	50/-SFT		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value	—	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	25.07.2014	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: APPROVED BY
Date: 10/4/13	Date: 10/4/13	Date: 28/6/13	Date: 25 JUN 2013

SOHAMI MODI  
MANAGING DIRECTOR

**Sale Deed Authorization Form**

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	MRS. VIJAYALAXMI K. VASU NAIDU		
Flat / Bungalow No.	I-008	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	29,34,780 -
B.	Stamp duty & registration charges	1,80,600 -
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	90,685 -
D.	VAT @ 1.25% on Sale Agreement	36,685 -
E.	Total taxes (B + C + D)	3,07,969 -
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	32,42,749 -
I.	Total amount paid	29,34,780 -
J.	Balance amount payable (H - I)	3,07,969 -
K.	Amount for Sale Deed	29,30,000 -
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	-
O.	Margin Money (A - N)	-

**Housing Loan Details**

Payment Scheme	<input type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 <sup>st</sup> installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC	-		4,00,000 -

Final release

**Security Cheque Details**

15,00,000 - released.

1 <sup>st</sup> installment of HL	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
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required
		-	<input type="checkbox"/> Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required
		4,00,000	<input type="checkbox"/> Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	<input checked="" type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		3,07,969	

**Remarks:**


**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	24/10/14	24/10/14	24/10/14

**APPROVED BY**  
24 OCT 2014  
SOHAM MODI  
MANAGING DIRECTOR

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