

**Sale Deed Authorization Form**

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	MR. KOPPULA RAVI PRAKASH		
Flat / Bungalow No.	A-002	AREA	1220
Land Area	74.12		Semi / <b>Deluxe</b> / Luxury
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	2873,780
B.	Stamp duty & registration charges	176240
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	88780
D.	VAT @ 1.25% on Sale Agreement	35900
E.	Total taxes (B + C + D)	301642
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	31,75,422
I.	Total amount paid	30,84,780
J.	Balance amount payable (H - I)	90642 - Bank
K.	Amount for Sale Deed	2873,780 -
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 checked="" 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
	SM			

**Security Cheque Details**

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 checked="" type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" 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

**Remarks:**

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**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date:	26/11/15	26/11/15	16/01/15	

**APPROVED BY**  
JAN 2015  
SOHAM MODI  
MANAGING DIRECTOR

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.

final.  
152000

## LETTER OF POSSESSION

Date: 22/02/15

To,  
Mr. Koppula Ravi Prakash  
H. No: 1-9-325/1A,  
V. N. Reddy Nagar Colony,  
Kushaiguda

Sub: Letter of Possession for flat no. 002 in block no A 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: K. RAVI PRAKASH

Date: 07.02.15

## NO DUE CERTIFICATE

To,  
Mr. Koppula Ravi Prakash  
H. No: 1-9-325/1A,  
V. N. Reddy Nagar Colony,  
Kushaiguda

Date: 22/02/15

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.002 in block no. A 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.**  
**Managing Partner.**

Accepted & confirmed:

Signature: 

Name: K. RAVI PRAKASH

Date: 07/02/15

MEMBERSHIP ENROLMENT FORM

Date: 22/02/15

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. 002 in block no. 'A' 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 August 14 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: K. Ravi Prakash

Name: K. RAVI PRAKASH

Address for correspondence:

Mr. Koppula Ravi Prakash  
H. No: 1-9-325/1A,  
V. N. Reddy Nagar Colony,  
Kushaiguda

Enclosed: Copy of ownership documents.

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For Office Use Only

Receipt no. & date: \_\_\_\_\_

Sale Deed doc. no. & date: \_\_\_\_\_

UNDERTAKING

Date: 22/02/15

From,  
Mr. Koppula Ravi Prakash  
H. No: 1-9-325/1A,  
V. N. Reddy Nagar Colony,  
Kushaiguda

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. 002, on ground floor in block 'A' 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.

K. Ravi Prakash

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,

*R. T. [Signature]*

Place: Hyderabad

Date: 07.02.15

# PAID THE SERVICE TAX TO THE "VISHA HOMES"  
AT THE TIME OF REGISTRATION (17.01.2015)  
*R. T. [Signature]*

UNDERTAKING

Date: 22/02/15

From,  
Mr. Koppula Ravi Prakash  
H. No: 1-9-325/1A,  
V. N. Reddy Nagar Colony,  
Kushaiguda

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

Reference:- Purchase of flat no. A-002 in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir / Madam,

I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I shall not:

- (a) Throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same.
- (b) Use the flat for any illegal, immoral, commercial & business purposes.
- (c) Use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the said project.
- (d) Store any explosives, combustible materials or any other materials prohibited under any law.
- (e) Install grills or shutters in the balconies, main door, etc.
- (f) Change the external appearance of the flats.
- (g) Install air conditioners or other appliances that may effect the external appearance of the building.
- (h) Install copper piping or wires for air conditioning that may affect the external appearance of the building.
- (i) Install cloths drying stands or other such devices on the external side of the flats.
- (j) Dry cloths on the external side of the flats that may effect the appearance of the flats.
- (k) To use the corridors or passages or parking area for storage of material.
- (l) Place shoe racks, pots, plants or other such material in the corridors or passages or roads of common use.
- (m) Install communication lines/wires/equipment for TV, telephone, internet, etc., that may affect the external appearance of the building.
- (n) Run exposed wires on the external elevation of the building or through common passages for TV, telephone, internet, etc.

I also certify that these conditions shall be imposed on all occupants of the said flat including tenant's future purchasers.

Thank you.

Yours sincerely,



Place: Hyderabad

Date: 07/02/15



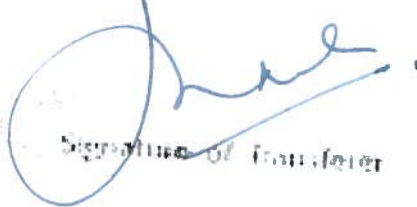


CENTRAL POWER DISTRIBUTION COMPANY OF ANDHRA PRADESH LIMITED

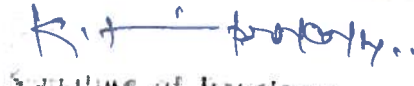
Divisional Office Circle, Rajgadh Heddy, West Godavari, Hyderabad

TRANSFER APPLICATION FORM

I, \_\_\_\_\_ hereby transfer my service connection No. \_\_\_\_\_ at door No. \_\_\_\_\_ Street \_\_\_\_\_ Town \_\_\_\_\_ with Security Deposit of Rs. \_\_\_\_\_ (Rupees) \_\_\_\_\_ identified by me, as I have (1) left the house or (2) sold the house or (3) mortgaged and I have nothing to do with the service from hence forth. I have foregone all my rights in the service connection.

  
Signature of Transferor

I, \_\_\_\_\_ hereby agree to transfer of the said service connection to \_\_\_\_\_ at Door No. \_\_\_\_\_ Street \_\_\_\_\_ Town \_\_\_\_\_ with the security deposit as I have taken possession of the said premises from Sri/Smt./Kamali \_\_\_\_\_ I hereby agree to abide by the conditions of the agreement for the requisition entered into by Sri/Smt./Kamali \_\_\_\_\_ with the Board. I agree to execute agreement and L.T. requisition and abide by the conditions laid down by the Board if required.

  
Signature of Transferee





CSC No. \_\_\_\_\_  
 Date: \_\_\_\_\_

**Central Power Distribution Company of Andhra Pradesh Limited**

Customer Service Center

**COMPLAINTS**

SC No. \_\_\_\_\_

1. Name and Address of consumer with telephone No. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

2. Nature of complaint (Classify the relevant Complaint)

BILLING COMPLAINTS		CSC No. _____
<input type="checkbox"/>	Additional/ Wrong Bill	<input type="checkbox"/>
<input type="checkbox"/>	Wrong Bill Receipt	<input type="checkbox"/>
<input type="checkbox"/>	Meter Reading Correction Request	<input type="checkbox"/>
<input type="checkbox"/>	Meter Reading Not taken	<input type="checkbox"/>
<input type="checkbox"/>	Wrong Connection	<input type="checkbox"/>
<input type="checkbox"/>	Wrong Connection	<input type="checkbox"/>
<input type="checkbox"/>	On Demand Bill Request	<input type="checkbox"/>
<input type="checkbox"/>	Re-Billing Request	<input type="checkbox"/>
<input type="checkbox"/>	Exchange Dispute	<input type="checkbox"/>
<input type="checkbox"/>	Report of Theft / Mispractice	<input type="checkbox"/>
<input type="checkbox"/>	Wrong Billing Request	<input type="checkbox"/>

O & M COMPLAINTS		CSC No. _____
<input type="checkbox"/>	Line Burnt / Fused	<input type="checkbox"/>
<input type="checkbox"/>	Supply failed - 1 Phase out	<input type="checkbox"/>
<input type="checkbox"/>	Line / Live branches Touching	<input type="checkbox"/>
<input type="checkbox"/>	Supply failed - individual	<input type="checkbox"/>
<input type="checkbox"/>	Tripping / Down	<input type="checkbox"/>
<input type="checkbox"/>	Transformer - Cable / Leg Burnt	<input type="checkbox"/>
<input type="checkbox"/>	Transformer - Oil Leakage	<input type="checkbox"/>
<input type="checkbox"/>	Transformer - Smoke / Noise	<input type="checkbox"/>
<input type="checkbox"/>	Transformer - Spouting of Oil	<input type="checkbox"/>
<input type="checkbox"/>	Transformer - Shorted	<input type="checkbox"/>
<input type="checkbox"/>	Voltage High	<input type="checkbox"/>
<input type="checkbox"/>	Voltage Fluctuation	<input type="checkbox"/>
<input type="checkbox"/>	Voltage Low	<input type="checkbox"/>
<input type="checkbox"/>	Meter Running Slow / Stopped	<input type="checkbox"/>
<input type="checkbox"/>	Meter Running Fast	<input type="checkbox"/>
<input type="checkbox"/>	Meter Spunk Up	<input type="checkbox"/>
<input type="checkbox"/>	Older Meter Effects	<input type="checkbox"/>
<input type="checkbox"/>	Malting of Meter	<input type="checkbox"/>
<input type="checkbox"/>	Street Light Complaint	<input type="checkbox"/>
<input type="checkbox"/>	Meter Burnt	<input type="checkbox"/>

APPLICATION ON OTHER CUSTOMER SERVICES		CSC No. _____
<input type="checkbox"/>	Additional Line / Complaint	<input type="checkbox"/>
<input type="checkbox"/>	Line Shift	<input type="checkbox"/>
<input type="checkbox"/>	Address Correction	<input type="checkbox"/>
<input type="checkbox"/>	Line Shift	<input type="checkbox"/>
<input type="checkbox"/>	Category Change	<input type="checkbox"/>
<input type="checkbox"/>	Requirement of Additional Meter	<input type="checkbox"/>
<input type="checkbox"/>	Shifting of Service Meter	<input type="checkbox"/>
<input type="checkbox"/>	Date Transfer	<input type="checkbox"/>
<input type="checkbox"/>	Discontinue of Service	<input type="checkbox"/>

**CONSUMER STATEMENT**

*[Handwritten Signature]*  
 Signature of Consumer

RECORD OF THE APPLICATION			
1. Sent to AE / Operation on _____	5. Inform to Consumer for Payment _____		
2. Received from AE / Operation on _____	6. Payment Received _____		
3. Sent to AAO / ERC on _____	7. Sent to AE / O/C _____		
4. Received from AAO / ERC on _____	8. Work completed on _____		