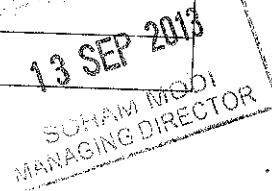


Sale Agreement Authorization Form-VISTA

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-001	<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 checked="" type="checkbox"/> Semi-deluxe <input 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 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	Open to Sky & 6' wide corridor	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	27,51,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	112	N A
Discount (in Rs. per sft.)	50	N A
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	50/-	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	27,51,780/-	<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 type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	22.03.2015	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		<input type="checkbox"/> Yes <input type="checkbox"/> No

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>31/08/13</i>	Date: <i>31/08/13</i>	Date: <i>12/9/13</i>	Date: <i>13 SEP 2013</i>


  
 SCHAM MODI  
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	B-001		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,220	sft	
B	Undivided share of land	74.12	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,751,780	Rs.	
F	Registrars value of undivided share of land	555,863	Rs.	B X Land Rate
G	Registrars Const. Value	1,830,000	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	1,880,000	Rs.	G + H + I
L	Sale Deed Amount	2,751,780	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	169,607	Rs.	L X rate + N X rate + incidental charges
P	Service tax	85,030	Rs.	E @ rate or N @ rate
Q	VAT	34,397	Rs.	E X rate
R	Total Taxes	289,034	Rs.	O + P + Q
P	Total Tax Percentage	10.50	%	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	5.00	percent on agr. of const.
Incidental charges - sale deed	4,500	Rs.
Reg. Charges - const. agr.	1,000	Rs.
Undivided share of land	6.075	sq yds per 100 sft of SBUA
Sale deed ratio	100	percent
Service tax	3.09	percent under const. of complex services
Service tax - Const complex servid	4.944	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 Deed Authorization Form**

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	MR. JOSYABHATLA SURYANARAYANA MURTHY		
Flat / Bungalow No.	B-001	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	27,9,780 -
B.	Stamp duty & registration charges	1,69,620 -
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	85,030 -
D.	VAT @ 1.25% on Sale Agreement	34,397 -
E.	Total taxes (B + C + D)	2,89,047 -
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	30,40,827
I.	Total amount paid	30,40,780
J.	Balance amount payable (H - I)	47
K.	Amount for Sale Deed	27,52,000
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

**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 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 checked="" type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <i>Dr 5/12/14</i> <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration

**Remarks:**

7 Registration on 9/12/14

**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date:	4/12/14	2/12/14	4/12/14	

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

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

Flat No.	B-001
Name of Buyer	Mr. JSN Murthy

A.	Total sale consideration.	27,51,780/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,65,120/- ✓
E.	Add: VAT	34,397/-
F.	Add: Service Tax.	86,272/-
G.	Add: Extra Specs Charges (revised)	40,195/- <i>Subject to approval</i> ✓
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	30,40,780/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	41,584/- <i>Chq received.</i>
L.	Refund if any	
Remarks: service tax charged @3.09% on sale consideration and extra works		
Vat charged @ Rs.1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected.		
Maintenance charges @ Rs.1200/- pm to be collected.		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	16,529/- <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 Babu Date: <i>30/1/15</i>	<i>[Signature]</i> Rajyalaxmi Date: <i>30/1/15</i>	<i>[Signature]</i> Samba Siva Rao Date: <i>9/2/15</i>	<i>[Signature]</i> Managing Director Sohan Modi Date: <i>09 FEB 2015</i>
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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.

**APPROVED BY**  
**SOHAN MODI**  
**MANAGING DIRECTOR**

Interest calculation for delayed payments.

Project Name Vista Homes  
 Flat no. B-001  
 Customer Name Mr.JSN Murthy  
 Booked by Naveena  
 Prepared by Pavan  
 Date 31.01.2015  
 Sign  
 Interest rate 18 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
22-Jun-13	25000	Booking amount	-	-	-	25,000
01-Jul-13	-25000	Booking amount	9	25,000	111	-
07-Jul-13	200000	1st Instalment	6	-	-	200,000
15-Jul-13	-200000	Payment Received	8	200,000	789	-
07-Aug-13	400000	2nd Instalment	23	-	-	400,000
31-Aug-13	-400000	Payment Received	24	400,000	4,734	-
30-Nov-13	1063390	3rd Instalment	91	-	-	1,063,390
21-Dec-13	-1023390	amount received	21	1,063,390	11,013	40,000
03-Jan-14	-40000	amount received	13	40,000	256	-
17-Apr-14	638034	4h Instalment	104	-	-	638,034
29-Apr-14	-638034	amount received	12	638,034	3,776	-
01-Jul-14	52171	service tax upto 31.03	63	-	-	52,171
08-Nov-14	-225356	amount received	130	52,171	3,345	(173,185)
27-Nov-14	225356	5th Instalment	19	(173,185)	(1,623)	52,171
09-Dec-14	-489000	amount received	12	52,171	309	(436,829)
13-Dec-14	34397	vat	4	(436,829)	(862)	(402,432)
13-Dec-14	165120	registration charges	-	(402,432)	-	(237,312)
13-Dec-14	4300	doc, mis & ec	-	(237,312)	-	(233,012)
30-Dec-14	19715	service tax 01-04-13 to	17	(233,012)	(1,953)	(213,297)
31-Jan-15	200000	On Completion	32	(213,297)	(3,366)	(13,297)
	(13297)			Approx Interest Payable	16,529	

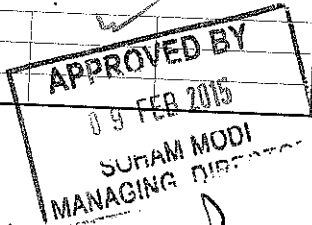
Note:

- Column A, B & C: Enter Installemnts & payments received
- Column B: Enter receivables as positive amounts & payments received as negative amounts.
- Cloumns D to G: Do not change.
- Sort columns A , B & C in accending order.
- Calculate sum of Installments / Payments & Interest

Charge Interest of Rs. \_\_\_\_\_ (or)  Interest waived

Allow on-time payment discount (or)  Reduce on-time payment discount to Rs. Nil

Signature of Manager: \_\_\_\_\_ Signature of M.D.: \_\_\_\_\_  
 Date : \_\_\_\_\_ Date : \_\_\_\_\_



for  
 - Dis. customer  
 - 2. waive off interest for delayed payments  
 - No on time payment discount

*[Handwritten signature]*