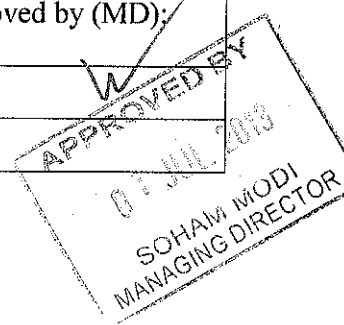


Sale Agreement Authorization Form-VISTA

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-308	<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 checked="" type="checkbox"/> Deluxe <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	6'-6" wide corridor & Stair case	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	28,73,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	111	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 type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	28,73,780/-	<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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	20.02.2015	<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>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 26/6/13	Date: 26/6/13	Date: 26/6/13	Date: 26/6/13



 APPROVED BY
 07 JUL 2013
 SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Prpject	VISTA HOMES - VISTA HOMES		
Buyer Name	MR. PARTHA KUMAR SARKAR		
Flat / Bungalow No.	B-308	Area	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking N	

Payment & Agreement Details:

A	Total Sale Consideration	28,73,780
B	Stamp duty & registration charges	1,76,740
C	Service Tax @ 3.09% on SC or @4.944% on CA	88,800
D	VAT @ 1.25% on Sale Consideration	35,922
E	Total Taxes (B + C + D)	3,01,462
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	31,75,242
I	Total Amount Paid	28,77,234
J	Balance Amount Payable (H-I)	2,98,008
K	Amount for Sale Deed	28,74,000
L	amount for Construction Contact	(220)
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	HDFC		HL Cq. Amount
			2,96,175

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		2,96,175	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		-	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
Total Taxes Amount (E)	Cq. No.	Amount	Security cq.received
		3,01,462	Through HL

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	APPROVED BY MD/2015 DIRECTOR
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	
Date	17/4/15	16/4/15	16/4/15	

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

Flat No.	B-308
Name of Buyer	Mr. Partha Kumar Sarkar

A.	Total sale consideration.	28,73,780/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,72,440/- ✓
E.	Add: VAT	35,922/- ✓
F.	Add: Service Tax.	89,073/-
G.	Add: Extra Specs Charges (revised)	7,500/- <i>Subject to approval</i>
H.	Add: Misc. Charges	4,600/- ✓
I.	Less: Amount paid	31,75,409/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	7,906/-
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.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	54,364/- <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 15

Received
Signature

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	<i>[Signature]</i> Managing Partner: Soham Modi
Date: <i>8/6/15</i>	Date: <i>8/6/15</i>	Date: <i>8/6/15</i>	Date: <i>8/6/15</i>

APPROVED BY
MANAGING PARTNER
SOHAM MODI
JUN 2015
MANAGING DIRECTOR

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