

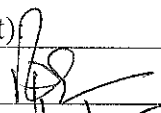


Sale Agreement Authorization Form-VISTA

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.	H-208	<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 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 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 and staircase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	33,01,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	145	N A	
Discount (in Rs. per sft.)	175	N A	
On time payment discount ((in Rs. per sft.)	50		
Total Discount (in Rs. per sft.)	225		
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	33,01,000/-	<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	29.10.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 13/5/15	Date: 13/5/15	Date: 13/5/15	Date:

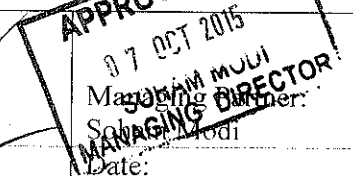
**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	H-208
Name of Buyer	Mrs. Pranitha Kanuganti

A.	Total sale consideration.	33,01,000/-
B.	Less: Discount for on time payments.	61,000/- <i>Subject to approval</i>
C.	Less: Other discounts	2,13,500/- (Rs.175/- per sft not shown in booking form)
D.	Add: Reg. Charges	1,98,060/-
E.	Add: VAT	41,263/-
F.	Add: Service Tax.	1,05,006/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,100/- + 20,000/- ( c fund) + 7,250/- ( m charges)
I.	Less: Amount paid	34,46,858/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	43,679/-
Remarks: Service tax charged @3.50% 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 wef November 15 to April 16		
Membership fee of Rs.50/- collected.		
M	Interest Amount as calculated	3,339/-
N	Service Tax paid to department	Yes
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	November 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>MB</i> G. B. Ram Babu	<i>RS</i> Rajyalaxmi	<i>MAD</i> Samba Siva Rao	
Date: 6/10/15	Date: 6/10/15	Date: 7/10/15	

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

**SALE DEED AUTHORIZATION FORM**

Project	M/s. VISTA HOMES - VISTA HOKMES		
Buyer Name	MRS. PRANITHA KANUGANTI		
Flat / Bungalow No.	H-208	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	3,301,000
B	Stamp duty & registration charges	202,360
C	Service Tax @ 3.09% on SC	115,535
D	VAT @ 1.25% on Sale Consideration	41,263
E	Total Taxes (B + C + D)	359,158
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	3,660,158
I	Total Amount Paid	846,858
J	Balance Amount Payable (H-I)	2,813,300
K	Amount for Sale Deed	3,301,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	2,600,000
O	Margin Money (A-N)	701,000

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	IDBI	06.06.2015	HL Cq. Amount 2,000,000

**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,000,000	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance Margin Money (O-I)		(145,858)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
Balance HL Amount		600,000	<input type="checkbox"/> Not required
			<input checked="" type="checkbox"/> Collect cq.at the time of registration
Total Taxes Amount (E)		359,158	<input checked="" type="checkbox"/> Paid
			<input type="checkbox"/> Through HL
			<input type="checkbox"/> Security cq.received
			<input type="checkbox"/> Collect cq.at the time of registration

**Remarks:**

# 2,00,000/- discount not deducted from sale consideration to avail the maximum loan from IDBI
# 61,000/- on time payment discount given

**Auhorised by:**

Name	Accountant	CRManager	Prabhakar Reddy
Sign			
Date	8/6/15	8/6/15	8/6/15

**APPROVED BY**  
  
**MD**  
 08 JUN 2015  
**SOHAM MODI**  
**MANAGING DIRECTOR**