

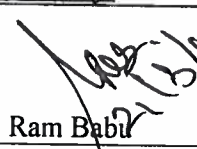
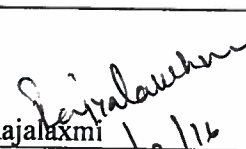
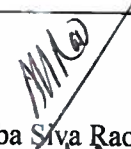
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-105
Name of Buyer	Mr. G. Vijay Kumar

A.	Total sale consideration.	29,00,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	1,74,000/- + 36,250/- + 4,300/- (free regn, vat & stamp duty)
D.	Add: Reg. Charges	1,74,000/-
E.	Add: VAT	36,250/-
F.	Add: Service Tax.	NA
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,900/-
I.	Less: Amount paid	29,00,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	600/-
L.	Refund if any	
Remarks:		
Corpus fund Rs.15,000/- to be collected		
Maintenance charges @ Rs.1000/- pm to collected for initial six months		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	(24,593)
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	March 2016

	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:

 G. B. Ram Babi	 Rajalaxmi	 Samba Siva Rao	Managing Partner: Soham Modi
Date: 21/3/16	Date: 21/3/16	Date: 21/3/16	Date:

APPROVED BY
13/03/2016
SOHAM MODI
MANAGING DIRECTOR

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	Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-105	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Built-up-area (sft)	950	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Car Parking No	B-23	<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 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	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	29,00,000	<input type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	155(A)	N A
Discount (in Rs. per sft.)	65.00	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	65.00	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	29,00,000	<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	25.04.2016	<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: <i>Pavan</i>	Sign: <i>G.B. Ram Babu</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: <i>25/1/16</i>	Date: <i>25/1/16</i>	Date: <i>25/1/16</i>	Date: <i>25 JAN 2016</i>

APPROVED BY
25 JAN 2016
SOHAM MUDI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-105		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	950	sft	
B	Undivided share of land	57.71	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,900,000	Rs.	
F	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
G	Registrars Const. Value	1,425,000	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	1,475,000	Rs.	G + H + I
L	Sale Deed Amount	2,900,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	178,500	Rs.	L X rate + N X rate + incidental charges
P	Service tax	101,500	Rs.	E @ rate or N @ rate
Q	VAT	36,250	Rs.	E X rate
R	Total Taxes	316,250	Rs.	O + P + Q
P	Total Tax Percentage	10.91	%	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	1.00	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	3.50	percent	under const. of complex services
	Service tax - Const complex service	5.60	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.			