

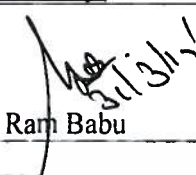
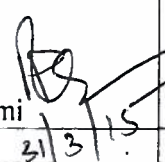
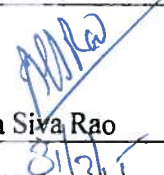
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	B-209
Name of Buyer	Mr. T.P. Veeraraghavan

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.	89,047/- ✓
G.	Add: Extra Specs Charges (revised)	7,981/-
H.	Add: Misc. Charges	4,860/- + 300 = 5160 / ✓
I.	Less: Amount paid	31,75,409/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	Rs. 89,91 / ✓
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration and extra specs charges		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected.		
Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 7250/-		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	60,844
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:

 G. B. Ram Babu	 Rajyalaxmi	 Samba Siva Rao	Managing Partner: Soham Modi
Date: 31/3/15	Date: 31/3/15	Date: 31/3/15	Date:

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

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-209	<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 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	6'-6" corridor & staircase	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	2751780	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	107	NA	
Discount (in Rs. per sft.)	50/- SFT	NA	
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	2751780	<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	01.01.2015	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: #	Sign: [Signature]	Sign: [Signature]	Sign: [Signature]
Date: 27/4/13	Date: 27/4/13	Date: 29/4/13	Date: 29 APR 2013

APPROVED BY
 SOHAM MODI
 MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Vista Homes				
Date: 27.04.2013				
S No.	Registration type	Amount	Units	Formula
	Flat No.	B-209		
	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 service	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.			