

**Sale Deed Authorization Form**

Project	M/s. VISTA HOMES - RATAN N. MULANI		
Buyer name	MR. ABHIRAM BAVISETTY		
Flat / Bungalow No.	B-301	AREA	1220
Land Area	74.12		Semi / Deluxe / Luxury
Car parking no.		2 wheeler parking no.	

**Payment & Agreement details**

A.	Total sale consideration	29,34,780
B.	Stamp duty & registration charges	1,80,600
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	90,685
D.	VAT @ 1.25% on Sale Agreement	36,697
E.	Total taxes (B + C + D)	3,07,982
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	32,42,762
I.	Total amount paid	6,25,000
J.	Balance amount payable (H - I)	26,17,762
K.	Amount for Sale Deed	29,35,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	23,00,000
O.	Margin Money (A - N)	6,34,780

**Housing Loan Details**

Payment Scheme	<input checked="" 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
				21,00,000

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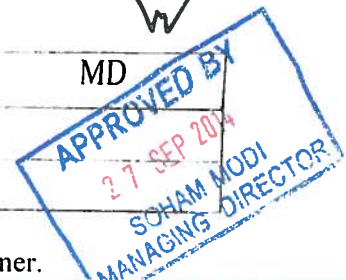
**Security Cheque Details**

1 <sup>st</sup> installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		21,00,000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		9780	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		2,00,000	
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		3,07,982	

**Remarks:**


**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	24/9/14	24/9/14	27/09/14	



Note: I. (a) Here only include service tax remitted to government on behalf of customer.

## LETTER OF POSSESSION

Date: 02/05/15

To,  
Mr. Abhiram Bavisetty  
Plot No. 41, Flat No.8, Sri Lakshmi Nivas Apts,  
3<sup>rd</sup> Floor, Brahmarambica Nagar, Vishnupuri Colony,  
Malkajgiri, Secunderabad - 500 047

Sub: Letter of Possession for flat no. 301 in block no B in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

You shall become a member of 'Vista Homes Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,



**Soham Modi.**  
**Managing Partner.**

Accepted & confirmed:

Signature: B. Abhiram

Name: B. Abhiram

Date: 28/04/2015

Letter of confirmation

Date: 30.03.2015

From,  
M/s. Vista Homes,  
5-4-187/3 & 4, 2<sup>nd</sup> floor,  
M. G. Road,  
Secunderabad 500003.

To,  
Shri Ratan N Mulani,  
Plot No. 30, 31, Surya Nagar Colony,  
Inside Kushalya Estate,  
Kharkhana, Secunderabad.

Dear Sir,

As per your request we have sold flat no. 301 in block 'B' admeasuring 1220 sft to an intending purchaser. According to our understanding the following amounts are payable/reimbursable to us:

1. Upgrade deluxe to Luxury – Rs. nil/-
2. Provision of modular kitchen – Rs. ~~nil/-~~ 9
3. Charges for sales & marketing – Rs. 29,348 /-
4. Charges for housing loan processing – Rs. 14,674/-
5. Charges for other additions and alterations – Rs. NA/-
6. Less refunds – Rs. nil/-
7. Other charges – Rs. nil/-

These amounts are being debited to your account. Please reimburse the same at the earliest.

Thank You.

Yours sincerely,

Managing Partner.

