

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

Flat No.	B-302
Name of Buyer	Mr. Srinivas Vurrinkala

A.	Total sale consideration.	30,87,500/- /
B.	Less: Discount for on time payments.	61,000/- /
C.	Less: Other discounts	Nil /
D.	Add: Reg. Charges	1,85,250/- /
E.	Add: VAT	38,594/- /
F.	Add: Service Tax.	1,08,063/- /
G.	Add: Extra Specs Charges (revised)	Nil /
H.	Add: Misc. Charges	4,600/- + 20,000/- (c fund) + 7,250/- (Maintenance charges + M Fee)
I.	Less: Amount paid	33,86,407/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	3,850/-
L.	Refund if any	
Remarks: Service tax charged @3.50% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.20,000/- to be collected. <i>adjusted with the</i>		
Maintenance charges @ Rs.1200/- pm to be collected wef December 15 to May 16 <i>adjusted with the</i>		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	(13,703)
N	Service Tax paid to department	Yes
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	December 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>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajyalaxmi	<i>[Signature]</i> Samba Siva Rao	APPROVED BY Managing Partner: Soham Modi MANAGING DIRECTOR
Date: <i>[Signature]</i>	Date: 14/11/15	Date: 14/11/15	Date: 14/11/15

- 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	M/s. Vista Homes	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	B-302	<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 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 type="checkbox"/> Yes <input type="checkbox"/> No
South	Open to Sky	<input type="checkbox"/> Yes <input type="checkbox"/> No
East	6'- 6" wide corridor & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to Sky	<input type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	30,87,500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		N A
Discount (in Rs. per sft.)	147	N A
On time payment discount ((in Rs. per sft.)	175	
Total Discount (in Rs. per sft.)	50	
Sale Consideration Calculation	225	
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	30,87,500	<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	29.09.2015	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 20/7/15	Date: <i>[Date]</i>	Date: 10/8/15	Date: 10 AUG 2015

APPROVED BY
SUNAM MUJI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	B-302		
	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	3,087,500	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	3,087,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	189,750	Rs.	L X rate + N X rate + incidental charges
P	Service tax	108,063	Rs.	E @ rate or N @ rate
Q	VAT	38,594	Rs.	E X rate
R	Total Taxes	336,406	Rs.	O + P + Q
P	Total Tax Percentage	10.90	%	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 servic	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.