

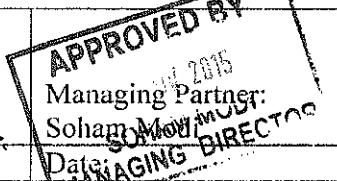
**Authorization form for handing over the possession of Flat in 'Vista Homes'**

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	
Date: <i>[Signature]</i>	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 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" wide corridor & Open to sky	<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	30,87,500	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	147	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	30,87,500	<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	29.09.2015	<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: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 20/12/15	Date: <i>[Date]</i>	Date: 10/8/15	Date: 17 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.			

**SALE DEED AUTHORIZATION FORM**

Project	M/s.VISTA HOMES - VISTA HOMES		
Buyer Name	MR. SRINIVAS VURRINKALA		
Flat / Bungalow No.	B-302	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

**Payment & Agreement Details:**

A	Total Sale Consideration	30,87,500
B	Stamp duty & registration charges	1,89,750
C	Service Tax @ 3.5% on Sale Agreement	1,08,063
D	VAT @ 1.25% on Sale Consideration	38,594
E	Total Taxes (B + C + D)	3,36,406
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	34,23,906
I	Total Amount Paid	29,61,407
J	Balance Amount Payable (H-I)	4,62,499

K	Amount for Sale Deed	30,87,500
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	24,25,000
O	Margin Money (A-N)	6,62,500

**Housing Loan Details:**

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	HDFC	0	HL Cq. Amount 4,25,000

Final Disbursement

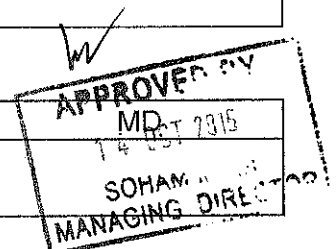
**Security Cheque Details:**

	Cq. No.	Amount	Security cq.received
1st Installment of HL		4,25,000	Not required ✓ Collect cq.at the time of registration
Balance Margin Money (O-I)		37,499	Not required <i>Discount</i> ✓ Collect cq.at the time of registration
Balance HL Amount		-	Not required ✓ Collect cq.at the time of registration
Total Taxes Amount (E)		3,36,406	Paid Through HL ✓ Security cq.received Collect cq.at the time of registration

Rs.50/- per sft on time payment discount given @ 61,000/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	13/10	13/10/15	13/10/15


  
**APPROVED BY**  
 MD.  
 SOHAM  
 MANAGING DIRECTOR