

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

| | |
|---------------|--------------------------|
| Flat No. | B-303 |
| Name of Buyer | Mr. Nagaraj Verma |

| | | |
|---|--|--------------------------------|
| A. | Total sale consideration. | 23,79,000/- |
| B. | Less: Discount for on time payments. | Nil |
| C. | Less: Other discounts | Nil |
| D. | Add: Reg. Charges | 1,42,740/- |
| E. | Add: VAT | 29,738/- |
| F. | Add: Service Tax. | 73,511/- |
| G. | Add: Extra Specs Charges (revised) | Nil |
| H. | Add: Misc. Charges | 4,600/- |
| I. | Less: Amount paid | 26,46,305/- |
| J. | Add: Interest Amount to be charged | |
| K. | Balance amount Due | |
| L. | Refund if any | 16,716/- |
| Remarks: Service tax charged @ 3.09% on sale consideration. | | |
| Vat charged @ 1.25% on sale consideration. | | |
| Corpus fund Rs.15,000/- to be collected. | | |
| Maintenance charges @ Rs.1000/- to be collected wef April 15 to Sept 15 | | |
| Membership fee of Rs.50/- to be collected. | | |
| M | Interest Amount as calculated | 31,815/- <i>Not finalized.</i> |
| N | Service Tax paid to department | No |
| O | Service Tax security deposit to be collected | Yes |
| P | Maintenance charges due from | April 2015 |

*(transferred to VHOA for corpus fund
+ maint. charges; Bal Rs 4334/-
Chq no. 723773 collected)*

| | 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 Bapu | <i>[Signature]</i> Rajyalaxmi | <i>[Signature]</i> Samba Siva Rao | <i>[Signature]</i> Managing Partner Soham Modi |
| Date: <i>8/4/15</i> | Date: <i>8/4/15</i> | Date: <i>8/4/15</i> | Date: <i>8/4/15</i> |

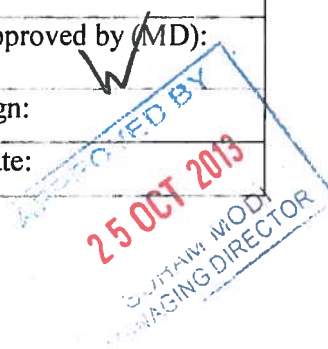
APPROVED BY
8 APR 2015
SOHAM MODI
MANAGING DIRECTOR

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

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-303 | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Land area (sq.*yds.) | 57.71 | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| Built-up-area (sft) | 950 | <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 type="checkbox"/> Deluxe <input checked="" 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' wide corridor | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Total sale Consideration | 23,79,000/- | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| PPT No. | 2379 117 | N A |
| Discount (in Rs. per sft.) | 50/- | N A |
| On time payment discount ((in Rs. per sft.) | — | |
| Total Discount (in Rs. per sft.) | 50/- | |
| Sale Consideration Calculation | Check booking form with price list | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Sale Deed value | 23,79,000/- | <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 | 05.07.2015 | <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>Pavan</i> | Sign: <i>G. B. Ram Babu</i> | Sign: <i>[Signature]</i> | Sign: <i>[Signature]</i> |
| Date: <i>25/10/13</i> | Date: <i>25/10/13</i> | Date: <i>25/10/13</i> | Date: <i>25/10/13</i> |



 AUTHORIZED BY
 25 OCT 2013
 S. JITHAN MOODY
 MANAGING DIRECTOR