

SALE DEED AUTHORIZATION FORM

Project	M/s. VISTA HOMES - P. CHANDRASEKHAR REDDY SHARE FLAT		
Buyer Name	MR. P. RAJI REDDY		
Flat / Bungalow No.	B-305	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.			

Payment & Agreement Details:

A	Total Sale Consideration		22,80,000
B	Add : Stamp duty & registration charges and mutation exp		1,43,380
C	Add: Service Tax @ 4.5% on 9,49,740/-		42,738
D	Add: VAT @ 1.25% on 9,49,740/-		11,872
E	Total Taxes (B + C + D)		1,97,990
F	Total amount payable (A+E)		24,77,990
G	Total Amount Paid		24,80,172
H	Balance Amount Payable (F-G)		(2,182)

I	Sale Deed Value		22,80,000
J	Construction Contact value		-

	Total amount in	cheque released / Paid	Cheq ready
K	Housing Loan Sanctioned	-	-
L	Own contribution (including taxes)	-	-

Security Cheque Details:

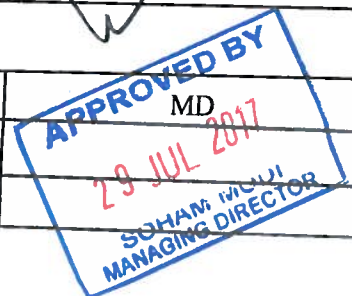
	Cq. No.	Amount	Security cq.received
1st Installment of HL			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Own contribution		(2,182)	<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received
Balance HL Amount			<input checked="" type="checkbox"/> Not required
			<input type="checkbox"/> Collect cq.at the time of registration
			<input type="checkbox"/> Security cq.received

Remarks:

✓	Stamp issued in favor of M/s VISTA HOMES
✓	P. Chandrasekhar Reddy Share Flat.

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			<i>Prabhakar Reddy</i>
Date			29/07/17



ANNEXURE -B

Date: 25/12/17

LETTER OF POSSESSION

To,
Mr. R. Raji Reddy
Flat no 203, Manideepa Nilayam,
Chaitanyapuri, Road no 1,
Karimnagar 505001.

Sub: Letter of Possession for flat no. 305 on the third floor in block no. 'B' in the 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.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: R. Raji Reddy

Date: _____

ANNEXURE -A

Date: 28/12/17

NO DUE CERTIFICATE

To,
Mr. R. Raji Reddy
Flat no 203, Manideepa Nilayam,
Chaitanyapuri, Road no 1,
Karimnagar 505001

This is to certify that the total sale consideration, stamp duty & registration charges, GST, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 305 in block no. 'B' in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

We further confirm that no excess amount has been paid by you to us and as on date all accounts are deemed to have been settled and there is no claim against each other with respect to the amounts paid for the sale of flat.

Please sign a copy of this letter as your confirmation of the above.

Thank You.

Yours sincerely,


Soham Modi.
Managing Director.

Accepted & confirmed:

Signature: RRReddy

Name: R. Raji Reddy

Date: _____

ANNEXURE - C

NO OBJECTION CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

I/We are the owners of the flat and the details of which are given under:

Flat no./block no. B-305

Project Name: Vista Homes

Address: Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Developer: Vista Homes

Agreement of sale dated: 10.02.2017

Sale deed date and document no.: 04.08.2017 doc no: 3245/2017

This is to confirm that we have no objection to the following in relation to the said flat, project and developer.

1. The Developer proposes to develop other lands in the vicinity of the housing project in phases. The Developer may at its discretion merge the entire development of the adjacent lands so developed with the project as a single housing project with some or all amenities being shared by the residents of the houses proposed to be constructed. I / We shall not object to the further developments being taken up on the lands in the vicinity of the housing project. Further I / We agree not to raise any objection to amenities like clubhouse, roads, parks, etc., being shared with the owners/residents of the proposed development on the lands in the vicinity of the project. I / We shall not cause any hindrance in access to such lands from the project.
2. That rights of further construction in and around the project, and ownership of areas not specifically sold or allotted to any person shall belong only to the Developer and I / We shall not have any right, title or claim thereon. The Developer shall have absolute rights to deal with the same in any manner it deems fit without any objection whatsoever from us.
3. That I / We shall not cause any obstructions or hindrance and shall give reasonable access, permission, assistance etc. to the Developer or to its nominated contractors or their agents, nominees etc. to construct, repair, examine, survey, make such additions alterations to the structures etc., that may be necessary for execution of the housing project and in respect to our flat and also the adjoining flats/block.
4. The Developer reserves right to change the designs of the layout, blocks of flats, clubhouse, common amenities, etc., subject to providing reasonable access through common passages to the our flat and that such changes do not affect the plan or area of our flat.

Thank You.

Yours sincerely,


(R. Raji Reddy)

ANNEXURE - D

MEMBERSHIP ENROLMENT FORM

Date: 28/12/17

To,
The President,
Vista Homes Owners Association,
Sy no 193 to 195, Kapra,
Hyderabad

Dear Sir,

I am the owner of flat no. 305 in block no. 'B' in the housing project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kusaiguda, Hyderabad 500 062.

I request you to enroll me as a member of the 'Vista Homes Owners Association'.

I have paid an amount of Rs. 50/- towards membership enrolment fees.

I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same.

I agree to pay maintenance charges from the month of ~~September~~ ^{June} 2017 at the applicable rate prescribed by the association.

I undertake to make a declaration as mentioned in clause 28 (e) of the bye laws relating to my flat being given for occupation to a tenant/ lessees/ license / other occupier.

Thank You.

Yours faithfully,

Signature: R.R.Reddy

Name: R. Raji Reddy

Address for correspondence:

Mr. R. Raji Reddy
Flat no 203, Manideepa Nilayam,
Chaitanyapuri, Road no 1,
Karimnagar 505001

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

Booking declaration form

Name of customer	A. Raju Reddy	Date of Birth	06.06.1954
Spouse Name	A. Thirumala	Date of Birth	09.06.1964
Spouse Company	Business	Spouse designation	-
Wedding anniversary	27.02.1978	Date of completion	-
Project	Vista Homes	Flat/Bungalow No.	R-30.5
Constructed area in sft	950 sft	Total land area in Sq. yds.	-
Booking taken by	Sanjeet	Booking amount received on	30.01.2017
Booking Amount	25000	Cheque No. / Cash	254682
Booking form no.	1127	Booking form date	30.01.2017
PPT No.	170	PPT base price (Rs. Per sft)	2549/-
List price (without extra land) - A	28,07,000/-	Land rate	-
Additional land area (adjusted) - C	-	Discounted land rate applied - D	-
Additional land charges - B = C x D	-	-	-
Total list price - A+B			28,07,000/-
Net sale consideration (after discount - before on time payment discount)			22,80,000/-
Discount in Rs. Per sft	555/-	Discount in Rs.	5,27,000/-
On time payment discount in Rs. Per sft	-	On time payment discount in rupees	-
HL required	YES	Preferred bank	TGB
Type	<input type="checkbox"/> Semi deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury		
Registration charges	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
VAT	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
Service tax	<input checked="" type="checkbox"/> Paid by Buyer <input type="checkbox"/> paid by Builder		
False ceiling	<input type="checkbox"/> Provide free of cost <input checked="" type="checkbox"/> do not provide		
Modular kitchen	<input type="checkbox"/> Do not provide <input checked="" type="checkbox"/> Provide free of cost (<input type="checkbox"/> conditional <input type="checkbox"/> unconditional)		
Details of special offer, if any:	/		
Remarks	/		
CIS no	Source of Enquiry	Soham Modi	First Contact type

Sales Executive	Sales Manager	Project Accountant	M.D.
Name:	Name: Sanjeet	Name:	Name: ✓
Sign:	Sign:	Sign: ✓	Sign: ✓
Date:	Date:	Date:	Date: 11 FEB 2017

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall block flats/villa only on receipt of this form. 3. In case booking form is being signed on later date, this form must be sent to respective accountant at the time of booking or blocking a flat/villa. 4. Relaxation in payment, providing modular kitchen, free registration/VAT/Service tax offers are conditional and subject to approval/ review.

APPROVED BY
SHAM MODI
 MANAGING DIRECTOR