SALE DEED AUTHORIZATION FORM

	THE PROPERTY OF THE PARTY OF TH	
VIST HOMES	- VISTA HOMES	
B-401	Area	1220
74.12		Semi / Deluxe / Luxury
	2 Wheeler Parking No.	Sellit / Deluxe / Luxury
	MR. V. JAYAP B-401	VIST HOMES - VISTA HOMES MR. V. JAYAPAL REDDY B-401 Area

Payment & Agreement Details:

A	Total Sale Consideration	
		27,52,000
<u>B</u>	Stamp duty & registration charges	1,69,420
C	Service Tax @ 3.09% on SC or @4.944% on CA	85,037
D	VAT @ 1.25% on Sale Consideration	34,400
Е	Total Taxes $(B + C + D)$	
F	Interest agreed to be paid	2,88,857
G	Other charges / exra spects charges	-
Н	Total amount payable (A+E+F+G)	20.40.057
I	Total Amount Paid	30,40,857
Ţ	Balance Amount Payable (H-I)	28,16,357
	Denance Amount avante (LI-1)	2,24,500

Ī	77	A C C I I T	
Ĺ	<u> </u>	Amout for Sale Deed	27,52,000
, I.	L	amount for Construction Contact	21,32,000
L	M	Amount for Agreement for Development Charges	
		Housing Loan Sanctioned	-
	0	Margin Monety (A-N)	

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:	
NEGATIVA AND AND AND AND AND AND AND AND AND AN	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
Deails of 1st Installment	IDBI			2,25,000
			· · · · · · · · · · · · · · · · · · ·	2,23,000

Final Release

Security	Cheque	Details:

1 17 / 12 0	Cq. No.	Amount			Securit	y cq.rece	ived
1st Installment of HL			_	6	Not rec		
					Collect	cq.at the	time of registration
Dolana M M	Cq. No.	Amount				y cq.rece	
Balance Margin Money (O-I)					Not required		
					Collect cq.at the time of registration		
Dala XXI A	Cq. No.	Amount			Security cq.received		
Balance HL Amount			2,25,000		Not required		
			2,23,000		Collect cq.at the time of registratio		time of registration
Total Taxas Ave. (C)	Cq. No.	Amount			Paid		Through HL
Total Taxes Amount (E)			2,88,857		Security cq.received		
			2,00,007		Collect cq.at the time of registration		

Remarks:

Auhorisied by:

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	Nam	e Accounta	ant C	R Manager	Prabhakar Reddy ∜	APPROVED B.
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	Date	9 1		May Plus	2.403/11	SUHAM MUDI TOR!
		14			7/3/	MANAGING DIKE
		,,	2/14			MANA

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

Name of Buyer Mr. V. Jaypal reddy	Fla	t No.	B-401		
B. Less: Discount for on time payments. C. Less: Other discounts D. Add: Reg. Charges 1,65,120/- E. Add: VAT 34,400/- F. Add: Service Tax. G. Add: Extra Specs Charges (revised) H. Add: Misc. Charges 5,100/- I. Less: Amount paid 30,41,357/- J. Add: Interest Amount to be charged K. Balance amount Due 1. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated N Service Tax paid to department No O Service Tax security deposit to be collected Yes	Nai	me of Buyer	Mr. V. Jaypal reddy		
B. Less: Discount for on time payments. C. Less: Other discounts D. Add: Reg. Charges 1,65,120/- E. Add: VAT 34,400/- F. Add: Service Tax. G. Add: Extra Specs Charges (revised) H. Add: Misc. Charges 5,100/- I. Less: Amount paid 30,41,357/- J. Add: Interest Amount to be charged K. Balance amount Due 1. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated N Service Tax paid to department No O Service Tax security deposit to be collected Yes					
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D. Add: Reg. Charges 1,65,120/- E. Add: VAT 34,400/- F. Add: Service Tax. 85,037 85,163 G. Add: Extra Specs Charges (revised) 4,081/- (Professeur) 6,511,414 No. 100/- I. Less: Amount paid 30,41,357/- J. Add: Interest Amount to be charged K. Balance amount Due 4,381/- USO No. 100/- L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated 58,411/- No. 17 No. 1	B.	Less: Discount for on t	ime payments.	Nil	
E. Add: VAT F. Add: Service Tax. G. Add: Extra Specs Charges (revised) H. Add: Misc. Charges I. Less: Amount paid J. Add: Interest Amount to be charged K. Balance amount Due L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated N Service Tax paid to department No O Service Tax security deposit to be collected Yes	C.	Less: Other discounts		Nil	
F. Add: Service Tax. G. Add: Extra Specs Charges (revised) H. Add: Misc. Charges 5,100/- I. Less: Amount paid 30,41,357/- J. Add: Interest Amount to be charged K. Balance amount Due L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated N Service Tax paid to department No O Service Tax security deposit to be collected Yes	D.	Add: Reg. Charges		1,65,120/-	-
G. Add: Extra Specs Charges (revised) H. Add: Misc. Charges S,100/- I. Less: Amount paid J. Add: Interest Amount to be charged K. Balance amount Due L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated N Service Tax paid to department No O Service Tax security deposit to be collected Yes	E.	Add: VAT		34,400/-	
H. Add: Misc. Charges I. Less: Amount paid J. Add: Interest Amount to be charged K. Balance amount Due L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated No Service Tax paid to department No O Service Tax security deposit to be collected Yes	F.	Add: Service Tax.		85,0370 85,163	-
I. Less: Amount paid J. Add: Interest Amount to be charged K. Balance amount Due L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated Service Tax paid to department No Service Tax security deposit to be collected Yes	G.	Add: Extra Specs Char	ges (revised)	4,081/- (Qtoto as a site is a	
J. Add: Interest Amount to be charged K. Balance amount Due L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated No Service Tax paid to department No O Service Tax security deposit to be collected Yes	Н.	Add: Misc. Charges		5,100/-	are the control of the
K. Balance amount Due 4,381/ UEo? L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated 58,411/- Nof final feet No Service Tax paid to department No O Service Tax security deposit to be collected Yes	I.	Less: Amount paid		30,41,357/-	4
L. Refund if any Remarks: Service tax charged @ 3.09% on sale consideration. Vat charged @ 1.25% on sale consideration. Corpus fund Rs.20,000/- to be collected. Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated 58,411/- Nof final feel N Service Tax paid to department No O Service Tax security deposit to be collected Yes	J.	Add: Interest Amount t	o be charged		
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Maintenance charges @ Rs.1200/- to be collected wef April 15 to Sept 15 Membership fee of Rs.50/- to be collected. M Interest Amount as calculated 58,411/- Not fine is seen to be collected. No Service Tax paid to department No O Service Tax security deposit to be collected Yes		Vat charged @ 1.25% of	on sale consideration.		_
Membership fee of Rs.50/- to be collected. M Interest Amount as calculated 58,411/- Not fine is set. N Service Tax paid to department No O Service Tax security deposit to be collected Yes		Corpus fund Rs.20,000	/- to be collected.		
M Interest Amount as calculated 58,411/- Not finelised N Service Tax paid to department No O Service Tax security deposit to be collected Yes		Maintenance charges @	Rs.1200/- to be collec	ted wef April 15 to Sept 15	
N Service Tax paid to department No O Service Tax security deposit to be collected Yes		Membership fee of Rs.5	60/- to be collected.		
O Service Tax security deposit to be collected Yes	M	Interest Amount as calc	ulated	58,411/- Not findised	
	N	Service Tax paid to dep	artment		
P Maintenance charges due from April 2015	0	Service Tax security de	posit to be collected	Yes	
	Р	Maintenance charges du	le from	April 2015) t

	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	

Aumorize	a by:				_		
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G. B. Ram	Babu	Rajyalaxmi	15	Samba Si	va _v Rao		Managing Partner: Soham Modi
Date:		Date:	The	Date:	Blut	1	Date:
		4-11	140		- 	- ')	

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

	ation for delay					
Project Name	Vista Homes	3	·	-	\$:
Flat no.	B-401				1	i
Customer Nam	Mr. V. Jaypa	al Reddy			L	1 1
Booked by	Gopi					
Prepared by	Pavan					
Date	08.04.2015			_h 	i.	
Sign					·	•
nterest rate	18	% p.a.				i
Date	Instal / Payn	Domanko	-			
30-Dec-12		Booking amount	Days	Principal	Interest	Balance
30-Dec-12		amount received		25.000	<u> </u>	25,000
16-Jan-13		2nd Installment	17	25,000		
16-Jan-13		amount received		200.000	-	200,000
20-Feb-13		2nd Installment	35	200,000	-	-
20-Feb-13		amount received		400.000	······································	400,000
22-Feb-14		completion slab	367	400,000	-	-
25-Mar-14		amount received	307	1.062.500	-	1.063,500
01-Jul-14		service tax upto 31.03		1,063,500	16,258	13,500
04-Sep-14		brickwork	65	13,500	652	65,258
04-Nov-14		amount received	61	65,258	2,092	703,358
10-Dec-14		tiles & paints	36	703,358	21,159	103,358
31-Dec-14		on completion	 	103,358	1,835	328,758
05-Jan-15		amount received	21	328,758	3,405	528,758
17-Mar-15		amount received	5	528,758	1,304	303,758
25-Mar-15		Registration charges	71	303,758	10,636	(12,599
27-Mar-15			8	(12,599)	(50)	152,521
31-Mar-15	34400	misc, Doc & Ec	2	152,521	150	156,821
07-Apr-15			4	156,821	309	191,221
07-Apr-15		DBI legal advocate	7	191,221	660	191,721
	-22300018	amount received		191,721	-	(33,279)
	(33279)		Approx Infe	erest Payable	 50 414 ±	
			reperox mix	ciesi i ayable	58,411	
ote:						
olumn A, B & (C: Enter Insta	llemnts & payments re-	ceived			
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oumns D to G:	Do not chang	ge.		sorrod as negative	amounts.	
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