

SALE DEED AUTHORIZATION FORM

Prjject	M/s.VISTA HOMES - VISTA HOMES		
Buyer Name	MR. RAVI INGUVA		
Flat / Bungalow No.	H-109	Area	1220
Land Area	74.12		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Stamp duty & registration charges	29,34,780
C	Service Tax @ 3.5% on Sale Agreement	1,80,587
D	VAT @ 1.25% on Sale Consideration	92,586
E	Total Taxes (B + C + D)	36,685
F	Interest agreed to be paid	3,09,858
G	Other charges / extra spectts charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	32,44,638
J	Balance Amount Payable (H-I)	27,21,934
		5,22,704
K	Amout for Sale Deed	
L	amount for Construction Contact	29,34,780
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Monety (A-N)	21,43,000
		7,91,780

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:	HL Cq. Amount
	HL Bank	HL Cq. Date	HL Cq. No.	
Deails of 1st Installment	SBI	0	18.09.15	4,62,066
				Final Disbursement

Security Cheque Details:

	Cq. No.	Amount	Security cq.received	
	1st Installment of HL		4,62,066	<input type="checkbox"/>
Balance Margin Money (O-I)			<input checked="" type="checkbox"/>	Collect cq.at the time of registration
		60,638	<input checked="" type="checkbox"/>	Not required <i>discont</i>
Balance HL Amount			<input type="checkbox"/>	Collect cq.at the time of registration
			<input checked="" type="checkbox"/>	Not required
Total Taxes Amount (E)			<input type="checkbox"/>	Collect cq.at the time of registration
		3,09,858	<input type="checkbox"/>	Paid Through HL
			<input checked="" type="checkbox"/>	Security cq.received
			<input checked="" type="checkbox"/>	Collect cq.at the time of registration

Rs. 50/- Per sqft online Payment discount @ Rs. 61,000/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	25/9/15	25/9/15	25/09/15

APPROVED BY
MD
25 SEP 2015
SOHAM MODI
MANAGING DIRECTOR

Vista

HOUSES
Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad - 500 062. Ph: +91-40-6464 4006.
Owned & Developed by: M/s. VISTA HOMES



MODI

PROPERTIES &
INVESTMENTS PVT. LTD.

Head Office: 5-4-187/3&4, II Floor, M.G. Road,
Secunderabad 500 003.
Phone : +91-40-66335551
Email: info@modiproperties.com
www.modiproperties.com

LETTER OF POSSESSION

To,
Mr. Ravi Inguva
H. No: 24-25, Sivapuri,
Malkajiri, Hyderabad - 500 047

Date: 26.10.2015

Sub: Letter of Possession for flat no. 109 in block no. H in our project known as 'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

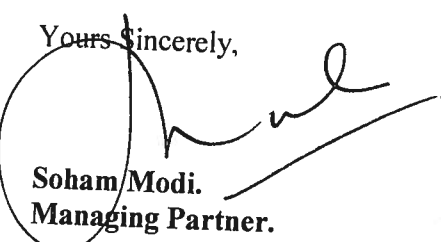
Dear Sir / Madam,

We hereby hand over possession of the above mentioned flat to you as per the terms and conditions of our Sale deed / Agreement.

You shall become a member of 'Vista Homes Owners Association' as and when called for and also pay the maintenance charges regularly.

Thank You.

Yours Sincerely,


Soham Modi.
Managing Partner.

Accepted & confirmed:

Signature: 

Name: Ravi Inguva

Date: _____

Vista

Sy. Nos. 193 to 195, Kushaiguda,
Hyderabad - 500 062. Ph: +91-40-6464 4006.
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NO DUE CERTIFICATE

To,
Mr. Ravi Inguva
H. No: 24-25, Sivapuri,
Malkajgiri, Hyderabad - 500 047

Date: 24.10.2015

Dear Sir / Madam,

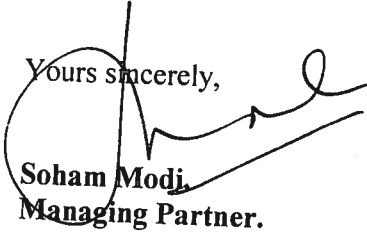
This is to certify that the total sale consideration, stamp duty & registration charges, service tax, VAT, charges for additions and alteration etc., has been paid in full and there are no dues from you towards the sale of flat no. 109 in block no. 'H' in our project known as 'Vista Homes' situated at 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 Partner.

Accepted & confirmed:

Signature: 

Name: Ravi Inguva

Date: _____

MEMBERSHIP ENROLMENT FORM

Date: 24.10.2015

To,
The President,
Vista Homes Owner's Association,
Survey no. 193 to 195,
Kushaiguda,
Hyderabad - 500 062.

Dear Sir,

I am the owner of flat no. 109 in block no. 'H' in our project known as 'Vista Homes' at Survey No. 193 to 195, Kushaiguda, Hyderabad - 500 062.

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

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


I hereby declare that I have gone through and understood the Bye-laws of the Association and shall abide by the same. I further declare that I have read and understood the exclusion clause (34) mentioned in the bye laws and have no objections to the same.

I agree to pay maintenance charges from the month of November 2015 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: 

Name: Ravi Inguva

Address for correspondence:

Mr. Ravi Inguva

H. No: 24-25, Sivapuri,

Malkajgiri, Hyderabad - 500 047

Enclosed: Copy of ownership documents.

For Office Use Only

Receipt no. & date: _____

Sale Deed doc. no. & date: _____

UNDERTAKING

From,
Mr. Ravi Inguva
H. No: 24-25, Sivapuri,
Malkajgiri, Hyderabad - 500 047

Date: 24.10.2015

To,
The Managing Partner,
M/s. Vista Homes ,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Sub.: Undertaking for payment of service tax & VAT.
Ref.: Booking for flat no. 109, on first floor in block 'H' in the project known as
'Vista Homes' situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir,

I have booked the above referred flat / villa and in that regard documents like booking form, Agreement of Sale, Sale Deed, Construction Agreement etc., were executed. As per the terms agreed between us, I have agreed to pay the VAT & service tax that is leviable or may become leviable for the purchase of the said flat / villa.

Service tax & VAT are applicable for the transaction between Builder/ Developer and Purchaser. However, the applicability of the rules is not clear. I have been informed about the divergent views regarding the applicability of service tax & VAT for the flat / villa purchased by me.

I am also aware that the Builder is liable to collect VAT & service tax from its prospective purchasers and remit the same to government from time to time. I am also aware that service tax and VAT are paid on monthly/quarterly basis on the composite transactions of the Builder for a given period after claiming credit for items like CENVAT, input credit for materials, etc. (if any).

I have also been informed that the Builder can only provide proof of payment of VAT / service tax that is paid periodically and proof of payment for a individual unit cannot be given.

Liability towards VAT & service tax has been estimated for my transaction based on our present understanding of the applicability of the rules. The amount paid by me as per the estimate may be held as deposit with you.

I request you to pay VAT & service tax, from time to time, as you may deem fit, that is applicable or may become applicable for the purchase of my flat /villa in light of the divergent views as to applicability of taxation as on date and also for the reason that the final outcome is uncertain.

In case a liability to pay service tax and VAT arises as a consequence mentioned above, I request you to discharge the liability from the deposit lying with you. I further request you to refund the amount (balance – if any) to me in case of change in the estimated liability towards VAT & service tax as a result of final clarity/decision in the matter or at the end of the litigation in relation to the above.

I further agree that the decision to make the payment of service tax and VAT (in part or full) along with interest and penalty shall solely be your privilege. You may at your discretion decide to pay the service tax and VAT instead of continuing with the litigation. I shall not raise any objections on any count referred above.

Thank you.

Yours sincerely,



Place: _____

Date: _____

UNDERTAKING

Date: 22.10.2015

From,
Mr. Ravi Inguva
H. No: 24-25, Sivapuri,
Malkajgiri, Hyderabad - 500 047

To,
The Managing Partner,
M/s. Vista Homes,
5-4-187/3&4, II floor
Soham Mansion, M.G. Road,
Secunderabad - 03

Reference:- Purchase of flat no. H-109 in the project known as Vista Homes, situated at Sy. Nos. 193 to 195, Kushaiguda, Hyderabad 500 062.

Dear Sir / Madam,

I am aware of the terms and conditions laid down in the agreement of sale, sale deed and rules of the Association with respect to maintaining the high standards of living in the said project. Accordingly, I hereby certify that I shall not:

- (a) Throw dirt, rubbish etc. in any open place, compound, road, etc. not meant for the same.
- (b) Use the flat for any illegal, immoral, commercial & business purposes.
- (c) Use the flat in such a manner which may cause nuisance, disturbance or difficulty to other occupiers / purchasers in the said project.
- (d) Store any explosives, combustible materials or any other materials prohibited under any law.
- (e) Install grills or shutters in the balconies, main door, etc.
- (f) Change the external appearance of the flats.
- (g) Install air conditioners or other appliances that may effect the external appearance of the building.
- (h) Install copper piping or wires for air conditioning that may affect the external appearance of the building.
- (i) Install cloths drying stands or other such devices on the external side of the flats.
- (j) Dry cloths on the external side of the flats that may effect the appearance of the flats.
- (k) To use the corridors or passages or parking area for storage of material.
- (l) Place shoe racks, pots, plants or other such material in the corridors or passages or roads of common use.
- (m) Install communication lines/wires/equipment for TV, telephone, internet, etc., that may affect the external appearance of the building.
- (n) Run exposed wires on the external elevation of the building or through common passages for TV, telephone, internet, etc.

I also certify that these conditions shall be imposed on all occupants of the said flat including tenant's future purchasers.

Thank you.
Yours sincerely,

()

Place: _____

Date: _____

Booking declaration form

Name of customer	Ravi Inova		Date of Birth	11th July 1976
Spouse Name	T. Sravanthi		Date of Birth	2nd April 1981
Spouse Company	School Teacher		Spouse designation	
Wedding anniversary	30th Nov 2003		Date of completion	
Project	Vista		Flat/Bungalow No.	H-009
Constructed area in sft	1220		Total land area in Sq. yds.	
Booking taken by	Naveena		Booking amount received on	04/02/14
Booking Amount	25,000/-		Cheque No. / Cash	Online transfer
Booking form no.	2806		Booking form date	04/02/14
PPT No.	125		PPT base price (Rs. Per sft)	2099
List price (without extra land) - A	29,96,000/-		Land rate	
Additional land area (adjusted) - C			Discounted land rate applied - D	
Additional land charges - B = C x D				
Total list price - A+E				
Net sale consideration (after discount - before on time payment discount)				
Discount in Rs. Per sft	50/-		Discount in Rs.	29,34,780/-
On time payment discount in Rs. Per sft	50/-		On time payment discount in rupees	61,000/-
HL required	Yes		Preferred bank	61,000/-
Type	<input type="checkbox"/> Semi deluxe <input 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 checked="" type="checkbox"/> unconditional)			
Special request - by separate letter or note	<input type="checkbox"/> Relaxation in payment <input type="checkbox"/> Additions and alterations - Free of cost <input type="checkbox"/> Additions and alterations - At extra cost <input type="checkbox"/> Company loan to be provided <input type="checkbox"/> Other :			
Booking form	<input type="checkbox"/> Signed <input type="checkbox"/> Will be signed on : <input type="checkbox"/> Scanned and sent to customer for signature <input checked="" type="checkbox"/> Other :			
Land area	<input type="checkbox"/> No corrections or adjustments required <input type="checkbox"/> Adjusted land area considered above <input checked="" type="checkbox"/> Sale deed as per adjusted land area <input type="checkbox"/> Sale deed as per total area			
Remarks				

Sales Executive	Sales Manager	Project Accountant	M.D.
Name: Naveena	Name: Ravi	Name: [Signature]	Name: [Signature]
Sign: Naveena	Sign: Ravi	Sign: [Signature]	Sign: [Signature]
Date: 04/02/14	Date: 04/02/14	Date: 8/2/14	Date: 07 FEB 2014

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.

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.	H-109	<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	<input type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to Sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Discount (in Rs. per sft.)	125	N A
On time payment discount ((in Rs. per sft.)	50/-	N A
Total Discount (in Rs. per sft.)	50/-	
Sale Consideration Calculation	100/-	
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	29,34,780/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments		<input type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	02.08.2015	<input 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: 26/02/14	Date: 03/14	Date: 5/3/14	Date: 07 MAR 2014

APPROVED BY
SOHAMINI RESIDU
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type Flat No.	Amount H-109	Units	Formula
	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	2,934,780	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	2,934,780	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	180,587	Rs.	L X rate + N X rate + incidental charges
P	Service tax	90,685	Rs.	E @ rate or N @ rate
Q	VAT	36,685	Rs.	E X rate
R	Total Taxes	307,956	Rs.	O + P + Q
P	Total Tax Percentage	10.49	%	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	5.00	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	3.09	percent	under const. of complex services
	Service tax - Const complex servic	4.944	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.