

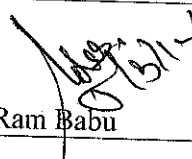

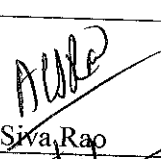
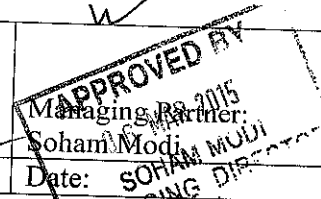
**Authorization form for handing over the possession of Flat in 'Vista Homes'**

Flat No.	I-303
Name of Buyer	Mr.Kumara pushyamitra Jinka

A.	Total sale consideration.	23,31,550/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,01,400/-
E.	Add: VAT	53,203/-
F.	Add: Service Tax.	98,066/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	16,600/- + 590 = 17190
I.	Less: Amount paid	26,00,804/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	15/- + 590 = 605
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale deed value & 7.146% on Construction Agreement.		
Vat charged @ 1.25% on sale deed value & 5% on Construction Agreement		
Corpus fund Rs.20,000/- to be collected.		
Maintenance charges @ Rs.1200/-pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	21,652/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	Aug 14

	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:

 G. B. Ram Babu Date: 5/3/15	 Rajyalaxmi Date: 5/3/15	 Samba Siva Rao Date: 5/3/15	 APPROVED BY Managing Partner: Soham Modi Date: 5/3/15 SOHAM MULI MANAGING DIRECTOR
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- Note: 1. Update Sale Completed as 'Yes' in the database.  
2. Give a copy of Owners Association rule to the buyer.

Note - Buyer declaration form Account approval not there

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.	I-303	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Land area (sq. yds.)	57.71	<input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input type="checkbox"/> Semi-deluxe <input type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input checked="" 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'-6" wide corridor & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	23,31,150/-	<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.)	106	N A
On time payment discount ((in Rs. per sft.)	50/-SFT	N A
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	50/-SFT	
Sale Deed value	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	23,31,150/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments	nil	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks	24.10.2014	<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: 24/10/14	Date: 24/10/14	Date: 17/10/13	Date: 17/10/13

**Sale Deed Authorization Form**

Project	M/s. VISTA HOMES		
Buyer name	MR. KUMARA PUSHYAMITRA JINKA		
Flat / Bungalow No.	I-303	Area	950 Sft
Land Area	57.71	Type	Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	23,31,510
B.	Stamp duty & registration charges	10,93,380
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher @ 5-6%.	1,26,137
D.	VAT @ 1.25% on Sale Agreement @ 2-15%	51,061
E.	Total taxes (B + C + D)	28,55,78
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	26,18,128
I.	Total amount paid	9,19,114
J.	Balance amount payable (H - I)	

K.	Amount for Sale Deed	25%	
L.	Amount for Construction Contract	25%	17,48,000 / 16,90,000
M.	Amount for Agreement for Development Charges		58,310
N.	Housing Loan Sanctioned		17,00,000
O.	Margin Money (A - N)		6,31,510

**Housing Loan Details**

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 <sup>st</sup> installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	Central bank	2/9/13	001201	7,71,725/-

**Security Cheque Details**

1 <sup>st</sup> installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		771725	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		928225	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		928225	
Total Taxes Amount (E)	Cq. No.	Amount	<input checked="" type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		285578	

**Remarks:**

Chq. No. 031558 - dt. 9.10.11 - Dr. Nil - Security Chq.

**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	21/9/13	21/9/13	4/9/13	

Note: 1. (a) Here only include service tax remitted to government on behalf of customer.  
 (b) Inform customer that undertaking for payment of balance service tax along with security deposit and / or PDC's will be required at the time of taking possession.