

Sale Deed Authorization Form

Project	M/s. VISTA HOMES – VISTA HOMES		
Buyer name	Mr. V S NARESH		
Flat / Bungalow No.	I-203	AREA	950
Land Area	57.71		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	21 89 000
B.	Stamp duty & registration charges	13 5 840
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	67 640
D.	VAT @ 1.25% on Sale Agreement	27 363
E.	Total taxes (B + C + D)	23 0 843
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	24 1 9 843
I.	Total amount paid	25 0 7 000
J.	Balance amount payable (H - I)	- 8 7 1 5 4
K.	Amount for Sale Deed	
L.	Amount for Construction Contract	21 89 000
M.	Amount for Agreement for Development Charges	
N.	Housing Loan Sanctioned	-
O.	Margin Money (A - N)	-

Housing Loan Details

Payment Scheme	<input type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
				82000 - Final

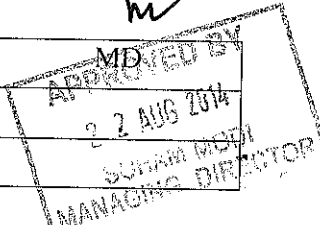
Security Cheque Details

1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
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 type="checkbox"/> Collect cq. at the time of registration
		87154	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
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
		230843	

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date:	22/8/14	22/8/14	22/08/14	22 AUG 2014



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.

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

Flat No.	I-203
Name of Buyer	Mr. V. S. Naresh

A.	Total sale consideration.	21,89,000/- ✓
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,31,340/- ✓
E.	Add: VAT	27,363/- ✓
F.	Add: Service Tax.	67,640/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,600/- + 2,00,000/- (refund) ✓
I.	Less: Amount paid	26,20,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	57/-
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ Rs.1.25% on sale consideration.		
Corpus fund Rs.15,000/- to be collected		
Maintenance charges @ Rs.1000/- pm to be collected for initial six months		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	36,021/- <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	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:

<i>G.B.</i> G. B. Ram Babu Date: 15/9/14	<i>Rajy</i> Rajyalaxmi Date: 15/9/14	<i>Samba</i> Samba Siva Rao, Date: 16/9/14	APPROVED BY Managing Director Soham Modi Date: SOHAM MODI 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.

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-203	<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 checked="" 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 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	21,89,000/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	104	NA
Discount (in Rs. per sft.)	100 /- SFT	NA
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	100 /- SFT	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	16,41,750/-	<input type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value	5,47,250/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	23.07.2014	<input 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>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 28/4/13	Date: 28/4/13	Date: 6/4/13	Date: 6 APR 2013

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR