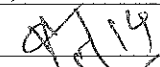

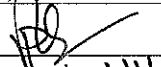
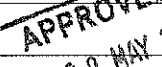


Sale Agreement Authorization Form-VISTA

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	Mrs. Suman R. Mulani	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Flat no.	1-004	<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 type="checkbox"/> Yes <input type="checkbox"/> No
Type	<input checked="" type="checkbox"/> Semi-deluxe <input 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No
West	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Total sale Consideration	2237000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PPT No.	128	N A
Discount (in Rs. per sft.)	50	N A
On time payment discount ((in Rs. per sft.)	50	
Total Discount (in Rs. per sft.)	100	
Sale Consideration Calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Sale Deed value	2237000	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No
Installments	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Date of completion	15.08.2014	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 26/5/14	Date: 26/5/14	Date: 26/5/14	Date: 28 MAY 2014

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

Sale Deed Authorization Form

mulan/

Project	M/s. VISTA HOMES - VISTA HOMES - SUMAN MUDAN SHARE		
Buyer name	Mr. Nayini Sowbhagya		
Flat / Bungalow No.	1-004	AREA	950
Land Area	57.12		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	23,32,000
B.	Stamp duty & registration charges	14420
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	-
D.	VAT @ 1.25% on Sale Agreement	29150
E.	Total taxes (B + C + D)	173570
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	2505,570
I.	Total amount paid	475000
J.	Balance amount payable (H - I)	20,30,570

K.	Amount for Sale Deed	23,32,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	21,50,000
O.	Margin Money (A - N)	182000

Housing Loan Details

Payment Scheme	<input checked="" 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
	HDFC			21,50,000

Security Cheque Details

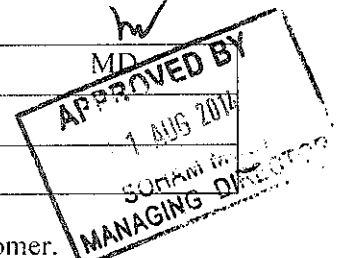
1 st installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		21,50,000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" 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
		173570	

Remarks:

7.150% discount not deducted from Sale agreement

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date:			



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-004
Name of Buyer	Mrs. Sowbhagya

A.	Total sale consideration.	23,32,000/-	/
B.	Less: Discount for on time payments.	Not allowed	/
C.	Less: Other discounts	1,42,500/- (Rs.150/- per sft not shown in booking form)	/
D.	Add: Reg. Charges	1,39,920/-	/
E.	Add: VAT	29,150/-	/
F.	Add: Service Tax.	72,059/-	/
G.	Add: Extra Specs Charges (revised)	26,952/-	Subject to approval
H.	Add: Misc. Charges	4,600/-	/
I.	Less: Amount paid	23,75,000/-	Subject to approval of Madani Sir
J.	Add: Interest Amount to be charged		/
K.	Balance amount Due	87,181/-	/
L.	Refund if any		
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	43,488/-	Waived by MD Sir
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	 Rajyalaxmi	 Samba Siva Rao	 Managing Partner: Soham Modi
Date: 5/9/14	Date: 5/9/14	Date: 5/9/14	Date: 5/9/14

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