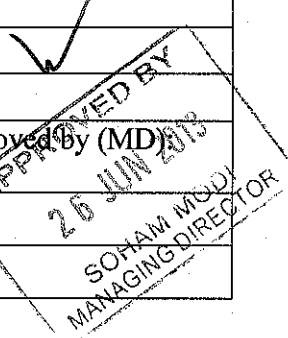


Sale Agreement Authorization Form-VISTA

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?
Project Name	VISTA HOMES	☒ Yes ☐ No
Vendor	M/s. Vista Homes	☒ Yes ☐ No
Flat no.	I-104	☐ Yes ☐ No
Land area (sq. yds.)	57.71	☒ Yes ☐ No
Built-up-area (sft)	950	☒ Yes ☐ No
Car Parking No		☐ Yes ☐ No
Type	☐ Semi-deluxe ☒ Deluxe ☐ Luxury	☒ Yes ☐ No
Buyers name, age, address, etc.	Check with booking form.	☐ Yes ☐ No
Schedule of flat	Check with booking form.	☒ Yes ☐ No
Boundaries: North	Open to Sky	☒ Yes ☐ No
South	Open to Sky	☒ Yes ☐ No
East	6'-6" wide corridor	☒ Yes ☐ No
West	Open to Sky	☒ Yes ☐ No
Total sale Consideration	22,36,550/-	☒ Yes ☐ No
PPT No.	106	N A
Discount (in Rs. per sft.)	50/- SFT	N A
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	50/- SFT	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	22,36,550/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	16.10.2014	☐ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 14/06/13	Date: 14/6/13	Date: 25/6/13
		

Stamp duty, registration charges, service tax & VAT calculator				
Project:	Vista Homes			
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	I-104		
	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	2,236,550	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	2,236,550	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	138,693	Rs.	L X rate + N X rate + incidental charges
P	Service tax	69,109	Rs.	E @ rate or N @ rate
Q	VAT	27,957	Rs.	E X rate
R	Total Taxes	235,759	Rs.	O + P + Q
P	Total Tax Percentage	10.54	.%	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 serv	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.			

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

Flat No.	I-104
Name of Buyer	Mrs. Lakshmi

A.	Total sale consideration.	22,36,550/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,34,220/- ✓
E.	Add: VAT	27,957/- ✓
F.	Add: Service Tax.	69,311/- ✓
G.	Add: Extra Specs Charges (revised)	6,518/- Subject to approval
H.	Add: Misc. Charges	5,375/- + 185 = 5560
I.	Less: Amount paid	24,60,760/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	19,171/- 19356
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration and extra works charges.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.15,000/- to be collected.		
Maintenance charges @ Rs.1000/- to be collected wef August 14 to April 15(Rs.9,050/-)		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	90,559/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	August 2014

	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	APPROVED BY 23 APR 2015 Managing Partner: Soham Modi
Date: 16/4/15	Date: 16/4/15	Date: 22/4/15	Date: 22/4/15

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

Note: Booking details declaration form submitted signed not 1hr.

SALE DEED AUTHORIZATION FORM

Project	VIST HOMES - VISTA HOMES		
Buyer Name	MRS. LAKSMI		
Flat / Bungalow No.	I-104	Area	950
Land Area	57.71		Semi / Deluxe / Luxury
Car Parking No.		2 Wheeler Parking No.	

Payment & Agreement Details:

A	Total Sale Consideration	22,36,550
B	Stamp duty & registration charges	1,38,493
C	Service Tax @ 3.09% on SC or @4.944% on CA	69,109
D	VAT @ 1.25% on Sale Consideration	27,957
E	Total Taxes (B + C + D)	2,35,559
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	24,72,109
I	Total Amount Paid	22,60,760
J	Balance Amount Payable (H-I)	2,11,349

K	Amount for Sale Deed	22,36,550
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installement Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	HDFC		
			HL Cq. Amount
			2,00,000

Final Release

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq. received
			✓	Not required
Balance Margin Money (O-I)	Cq. No.	Amount		Collect cq. at the time of registration
		11,349	✓	Security cq. received
Balance HL Amount	Cq. No.	Amount		Not required
		2,00,000	✓	Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	✓	Security cq. received
		2,35,559	✓	Not required
			✓	Collect cq. at the time of registration
			✓	Paid
				Through HL

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

APPROVED BY
SUHAM MODI
MANAGING DIRECTOR
 03 MAR 2015