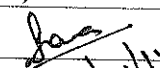
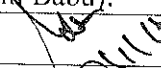
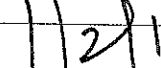


Sale Agreement Authorization Form-VISTA

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-206	☒ 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	Open to sky	☒ Yes ☐ No
West	6'-6" wide corridor	☒ Yes ☐ No
Total sale Consideration	22,84,000/-	☒ Yes ☐ No
PPT No.		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	☒ Yes ☐ No
Sale Deed value	22,84,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.12.2014	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Rana Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 30/01/14	Date: 30/1/14	Date: 31/1/14
		Approved by (MD):
		Sign: 
		Date: 11/2/14

Stamp duty, registration charges, service tax & VAT calculator

Project: Vista Homes

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	I-206		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	950	sft	
B	Undivided share of land	57.71	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	2,284,000	Rs.	
F	Registrars value of undivided share of land	432,844	Rs.	B X Land Rate
G	Registrars Const. Value	1,425,000	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	1,475,000	Rs.	G + H + I
L	Sale Deed Amount	2,284,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	141,540	Rs.	L X rate + N X rate + incidental charges
P	Service tax	70,576	Rs.	E @ rate or N @ rate
Q	VAT	28,550	Rs.	E X rate
R	Total Taxes	240,666	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'

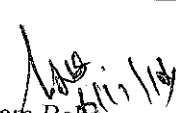
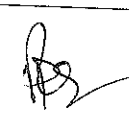
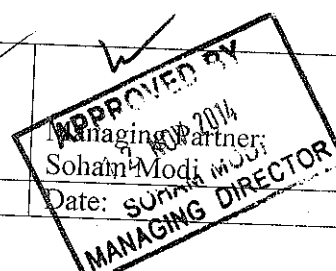
Flat No.	I-206
Name of Buyer	Mrs. Rajeswari

A.	Total sale consideration.	22,84,000/-
B.	Less: Discount for on time payments.	47,500/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,37,040/-
E.	Add: VAT	28,550/-
F.	Add: Service Tax.	70,576/-
G.	Add: Extra Specs Charges (revised)	-283/-
H.	Add: Misc. Charges	4,600/-
I.	Less: Amount paid	24,77,000/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	-17/-
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ 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	(529)
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	

Subject to approval

	Check List	Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	
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	 Rajalaxmi	 Samba Siva Rao	
Date: 11/11/14	Date: 11/11/14	Date: 11/11/14	Date: 11/11/14

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

Sale Deed Authorization Form

Project	M/s. VISTA HOMES - VISTA HOMES		
Buyer name	MRS. V. RAJESWARI		
Flat / Bungalow No.	I-206	AREA	950
Land Area	57.71		Semi / Deluxe / Luxury
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	22,84,000
B.	Stamp duty & registration charges	141,560
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	70576
D.	VAT @ 1.25% on Sale Agreement	28510
E.	Total taxes (B + C + D)	240,666
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	25,24,666
I.	Total amount paid	19,77,000
J.	Balance amount payable (H - I)	5,47,665

K.	Amount for Sale Deed	22,84,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	6,00,000
O.	Margin Money (A - N)	16,84,000

Housing Loan Details

Payment Scheme	☒ Housing Loan ☐ Installment Scheme ☐ Other:			
Details 1 st installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	SBI			1,00,000 - Released.

Security Cheque Details

1 st installment of HL	Cq. No.	Amount	☐ Security cq. received ☐ Not required ☐ Collect cq. at the time of registration
		500,000	☐ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
Balance HL amount	Cq. No.	Amount	☐ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required ☒ Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	
		47665	

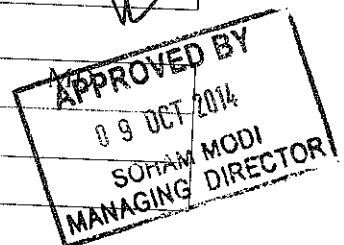
50,000 - Chq. recd.

Remarks:

* 50k on time Panmat discount.	
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Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date:	9/10/14	9/10/14	9/10/14



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 registration.