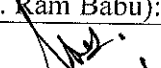
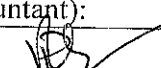


Sale Agreement Authorization Form-VISTA

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-209	☒ Yes ☐ No
Land area (sq. yds.)	74.12	☒ Yes ☐ No
Built-up-area (sft)	1220	☒ 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 & Stair case	☒ Yes ☐ No
West	Open to sky	☒ Yes ☐ No
Total sale Consideration	27,51,780/-	☒ Yes ☐ No
PPT No.	129	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	27,51,780/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.07.2014	☒ Yes ☐ No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 25/2/14	Date: 25/2/14	Date: 25/2/14	Date: 26 FEB 2014

APPROVED BY
26 FEB 2014
SOHAM MODY
MANAGING DIRECTOR

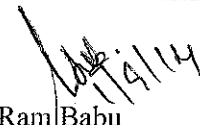
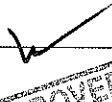
Authorization form for handing over the possession of Flat in 'Vista Homes'

Flat No.	I-209
Name of Buyer	Mrs. Jharna Sil

A.	Total sale consideration.	27,51,780/- ✓
B.	Less: Discount for on time payments.	61,000/- ✓
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,65,120/- ✓
E.	Add: VAT	34,397/- ✓
F.	Add: Service Tax.	85,031/- ✓
G.	Add: Extra Specs Charges (revised)	37,415/- 37940 ✓
H.	Add: Misc. Charges	4,600/- + 20,000/- (c fund) + 7,250/- (maintenance charges)
I.	Less: Amount paid	30,40,780/- ✓
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	3,813/- 4338 ✓
L.	Refund if any	
Remarks: Service tax charged @ 3.09% on sale consideration.		
Vat charged @ Rs.1.25% on sale consideration.		
Corpus fund Rs.20,000/- collected.		
Maintenance charges @ Rs.1200/- pm collected for initial six months		
Membership fee of Rs.50/- collected.		
M.	Interest Amount as calculated	(38,483) ✓
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: 11/9/14	Date: 11/9/14	Date: 11/9/14	Date: 11/9/14

- 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 HONES		
Buyer name	MRS. JHARNA SIL		
Flat / Bungalow No.	I-209		1220
Land Area	74.12		
Car parking no.	-	2 wheeler parking no.	-

Payment & Agreement details

A.	Total sale consideration	27,51,780 -
B.	Stamp duty & registration charges	1,69,620 -
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	7,34,397
D.	VAT @ 1.25% on Sale Agreement	850,302
E.	Total taxes (B + C + D)	2,89,047
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	30,40,827
I.	Total amount paid	23,26,780 -
J.	Balance amount payable (H - I)	7,14,047

K.	Amount for Sale Deed	27,52,000
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	17,00,000
O.	Margin Money (A - N)	-

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
	Lec.			12,75,000 - released through tripartite

Security Cheque Details

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

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date:	30.06.2014	30/06/14	30/06/14	30 JUN 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.