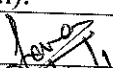
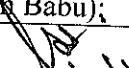
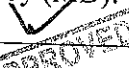
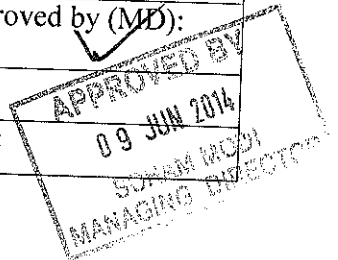


Sale Agreement Authorization Form-VISTA

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-307	☒ 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.	130	N A
Discount (in Rs. per sft.)	50	N A
On time payment discount ((in Rs. per sft.)	38	
Total Discount (in Rs. per sft.)	88	
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	27.11.2014	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 5/6/14	Date: 9/6/14	Date: 9/6/14	Date: 09 JUN 2014



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

Flat No.	I-307
Name of Buyer	Mr. M. Bhanumurthy

A.	Total sale consideration.	22,36,550/-	✓
B.	Less: Discount for on time payments.	36,100/-	✓
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	1,34,220/-	✓
E.	Add: VAT	27,957/-	✓
F.	Add: Service Tax.	69,109/-	✓
G.	Add: Extra Specs Charges (revised)	27,051/-	✓
H.	Add: Misc. Charges	4,600/-	✓
I.	Less: Amount paid	24,72,450/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due		
L.	Refund if any	9,063/-	
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	8,645/-	Not finalised.
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	Manoj Kumar
Date: 10/9/14	Date: 11/9/14	Date: 12/8/14	Date: 12/8/14

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

APPROVED BY
Managing Partner:
Soham Modi
Date: 12 SEP 2014
SOHAM MODI
MANAGING DIRECTOR

Sale Deed Authorization Form

M/s. VISTA HOMES – VISTA HOMES			
Mr. Bhanu Murthy			
galow No.	I-307	AREA	950
ea			
arking no.	-	2 wheeler parking no.	Semi / Deluxe / Luxury

Payment & Agreement details

A.	Total sale consideration	
B.	Stamp duty & registration charges	22,36,550
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	138720
D.	VAT @ 1.25% on Sale Agreement	69109
E.	Total taxes (B + C + D)	27957
F.	Interest agreed to be paid	235,786
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	24,72,336
I.	Total amount paid	692,450
J.	Balance amount payable (H - I)	17,80,336

K.	Amount for Sale Deed	
L.	Amount for Construction Contract	22,36,550
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	17,80,000
O.	Margin Money (A - N)	4,56,550

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			17,80,000

Security Cheque Details

1 st installment of HL:-	Cq. No.	Amount	☐ Security cq. received ☒ Not required ☒ Collect cq. at the time of registration
		17,80,000	
Balance Margin Money (O-I):-	Cq. No.	Amount	☐ By PDC ☐ Security cq. received. ☒ Not required
		-	
Balance HL amount:-	Cq. No.	Amount	☐ Collect cq. at the time of registration ☐ Security cq. received. ☒ Not required
		-	
Total Taxes Amount (E):-	Cq. No.	Amount	☒ Paid ☐ Through HL ☐ By PDC ☐ Security cq. received. ☐ Not required ☐ Collect cq. at the time of registration
		233786	

Remarks:-

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date:	21/7/14	21/7/14	21/07/14	21 JUL 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.