

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

Flat No.	H-104
Name of Buyer	Mr. G. Arvind Kumar

A.	Total sale consideration.	23,31,550/-
B.	Less: Discount for on time payments.	47,500/- <i>Subject to approval</i>
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,39,890/-
E.	Add: VAT	29,142/-
F.	Add: Service Tax.	<u>72,045/-</u> <i>72,166</i>
G.	Add: Extra Specs Charges (revised)	7,200/- <i>Subject to approval</i>
H.	Add: Misc. Charges	4,900/- + 15,000/- (corpus fund) + 6,050/- (maintenance charges + membership fee)
I.	Less: Amount paid	25,86,750/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	<u>28,473/-</u> <i>28,352/-</i>
	Remarks: Service tax charged @ 3.09% on sale consideration.	
	Vat charged @ 1.25% on sale consideration.	
	Corpus fund Rs.15,000/- collected.	
	Maintenance charges @ Rs.1000/- pm collected for initial six months(Nov 15 to April 16)	
	Membership fee of Rs.50/- collected	
M.	Interest Amount as calculated	26,556/- <i>Not finalise</i>
N.	Service Tax paid to department	No
O.	Service Tax security deposit to be collected	Yes
P.	Maintenance charges due from	November 2015

	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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Rajalaxmi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Soham Modi
Date: <i>12/12/14</i>	Date: <i>14/12/15</i>	Date: <i>14/12/15</i>	Date: <i>14/12/15</i>

APPROVED BY
DEC 2015
MANAGING DIRECTOR

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