

**Authorization form for handing over the possession of Flat in 'Mayflower Heights'**

Flat No.	A-515
Name of Buyer	Mr. Mandar Shastri

A.	Total sale consideration.	43,07,275/-	✓
B.	Less: Discount for on time payments.	Nil	
C.	Less: Other discounts	2,58,480/- + 4,300/- + 53,841/- ( Free offer for regn charges, stamp duty & Vat)	✓
D.	Add: Reg. Charges	2,58,480/-	✓
E.	Add: VAT	53,841/-	✓
F.	Add: Service Tax.	NA	✓
G.	Add: Extra Specs Charges (revised)	10,900/-	✓ Subject to Approval
H.	Add: Misc. Charges	5,450/- + 15,000/- ( corpus fund) + 11,113/- ( M charges for initial six months + M fee)	✓
I.	Less: Amount paid	44,07,275/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due		
L.	Refund if any	61,837/-	✓
Remarks: Service tax not applicable.			
Registration, Stamp duty & Vat free offer.			
Corpus fund Rs.15,000/- collected.			
M Charges & M fee of Rs.11,113/- collected.			
M	Interest Amount as calculated	58,736/-	subject to approval
N	Service Tax paid to department	NA	
O	Service Tax security deposit to be collected	NA	
P	Maintenance charges due from		

	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.	--
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 Undertaking collected	--

Authorized by:

G. B. Ram Babu	Accounts: 10/5/14	Verified By: Samba Siva Prakash	Managing Partner: Soham Modi
Date:	Date:	Date: 13/5/14	Date:

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

**Sale Deed Authorization Form**

Project	M/s. ALPINE ESTATES – MAYFLOWER HEIGHTS		
Buyer name	MR.MANDAR SHASRI		
Flat / Bungalow No.	A-515	Area	1475
Land Area	73.75	Type	Semi / <b>Deluxe</b> / Luxury
Car parking no.	-	2 wheeler parking no.	-

**Payment & Agreement details**

A.	Total sale consideration	4307275
B.	Stamp duty & registration charges	262780
C.	Service tax @ 3.09% on SC or @ 4.94% on CA, whichever is higher	-
D.	VAT @ 1.25% on Sale Agreement	53841
E.	Total taxes (B + C + D)	316,621 - Free offer
F.	Interest agreed to be paid	-
G.	Other charges / extra specs charges.	-
H.	Total amount payable (A + E + F + G)	43,07,275
I.	Total amount paid	907275
J.	Balance amount payable (H - I)	34,00,000

K.	Amount for Sale Deed	43,07,275
L.	Amount for Construction Contract	-
M.	Amount for Agreement for Development Charges	-
N.	Housing Loan Sanctioned	35,00,000
O.	Margin Money (A - N)	807275

**Housing Loan Details**

Payment Scheme	<input checked="" type="checkbox"/> Housing Loan <input type="checkbox"/> Installment Scheme <input type="checkbox"/> Other:			
Details 1 <sup>st</sup> installment	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
	HDFC			35,00,000

**Security Cheque Details**

1 <sup>st</sup> installment of HL	Cq. No.	Amount	<input type="checkbox"/> Security cq. received <input type="checkbox"/> Not required <input checked="" type="checkbox"/> Collect cq. at the time of registration
		3500000	
Balance Margin Money (O-I)	Cq. No.	Amount	<input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-1,00,000	
Balance HL amount	Cq. No.	Amount	<input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		-	
Total Taxes Amount (E)	Cq. No.	Amount	<input type="checkbox"/> Paid <input type="checkbox"/> Through HL <input type="checkbox"/> By PDC <input type="checkbox"/> Security cq. received. <input checked="" type="checkbox"/> Not required <input type="checkbox"/> Collect cq. at the time of registration
		316621	

**Remarks:**

# Registration Charges, VAT and Service Tax Free Offer

**Authorized by:**

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date:	28/1/14	28/1/14	28/01/14	29 JAN 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.

Sale Agreement Authorization Form-MFH

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MFH	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Vendor	Alpine Estates	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Flat no.	A-515	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Land area (sq. yds.)	73.75	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Built-up-area (sft)	1475	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Car Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Scooter Parking No		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type	<input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Buyers name, age, address, etc.	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Schedule of flat	Check with booking form.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Boundaries: North	Open to sky & Flat no. 514	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
South	Flat no. 516 & Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
East	Open to sky	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
West	Open to sky & 6' wide corridor	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Total sale Consideration	43,07,275/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
PPT No.	241	N A	
Discount (in Rs. per sft.)	100/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	100/-		
Sale consideration calculation	Check booking form with price list	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Sale Deed value	43,07,275/-	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Construction contract value		<input type="checkbox"/> Yes <input type="checkbox"/> No	
Agr. for Development charges value	-	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Installments	Check with booking form.	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Date of completion	12.02.2013	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>Eneetha</i>	Sign: <i>h</i>
Date: 23/11/13	Date: 25/11/13	Date: 25/11/13	Date: 25 NOV 2013
			SOHAM MODI MANAGING DIRECTOR

## Stamp duty, registration charges, service tax &amp; VAT calculator

Project: May flower Heights

Date:

S No.	Registration type Flat No.	Amount A-416	Units	Formula
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		No Yes / No	
A	Built-up-area	1,475	sft	
B	Undivided share of land	73.75	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,307,275	Rs.	
F	Registrars value of undivided share of land	885,000	Rs.	B X Land Rate
G	Registrars Const. Value	2,212,500	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	2,262,500	Rs.	G + H + I
L	Sale Deed Amount	4,307,275	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	262,937	Rs.	L X rate + N X rate + incidental charges
P	Service tax	-	Rs.	E @ rate or N @ rate
Q	VAT	53,841	Rs.	E X rate
R	Total Taxes	316,777	Rs.	O + P + Q
P	Total Tax Percentage	7.35	%	R/E

## Notes

## 1 Registrars rates and other values:

Land	12,000	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	5.00	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 servid	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.

# Mayflower Heights

(Owned & Developed by M/s. Alpine Estates)  
Premises No. 3-3-27/1  
Mallapur, Near Nacharam  
Hyderabad - 500 076.  
Phone: +91-40-27150763

Marketed by:



# MODI

PROPERTIES &  
INVESTMENTS PVT. LTD.

5-4-187/3&4, II floor, M. G. Road  
Secunderabad - 500 003.  
Phone: +91-40-66335551  
Fax: +91-40-27544058  
Email: [info@modiproperties.com](mailto:info@modiproperties.com)

## BOOKING FORM

No. 1612

Name of the Purchaser :		Mandar Shastri	
Name of father / spouse :		Nishkant Shastri	Age 31.11.13
Address :		H. no. 330/72 Khairat Nagar Dharanpeth Nagpur Pin code - 440010	
Occupation :		Salaried	
Phone :	Office	Home	9373339190
	Mobile	Email	0012039988089 mandarshastri@gmail.com
Flat No.	A-515	Area	1475 Sq. Ft.
Car Parking No.		<input checked="" type="checkbox"/> Single Parking	<input type="checkbox"/> Double Parking
Total Sale Consideration :	Rs. 43,07,275/-		
(in words)	Rupees Forty three Lakhs Seven thousand		
Type of Flat	<input checked="" type="checkbox"/> Delux	<input type="checkbox"/> Luxury	Two hundred and twenty
Payment Terms	Booking Amount	Rs. 25,00,000/-	Receipt No. & Date : 7000113687
Installment No.	Due Date	Amount	
1.	27/11/13	2,00,000/-	
2.	12/12/13	6,82,275/-	
3.	27/12/13	32,00,000/-	
4.			
5.	On completion	2,00,000/-	
6.			
7.			
8.			
9.			
10.			
Payment Scheme	<input checked="" type="checkbox"/> Housing Loan	<input type="checkbox"/> Installment Scheme	
Remarks	Registration, Vat & Sewer tax free offer given		
	PPT No.	211	

I HEREBY DECLARE THAT I HAVE GONE THROUGH AND UNDERSTOOD THE TERMS AND CONDITIONS MENTIONED OVERLEAF AND SHALL ABIDE BY THE SAME

Date: 12/11/13

Signature of Purchaser: *Mandar Shastri*

Place: *Khairat Nagar*

For Modi Properties & Investments Pvt. Ltd.

Booked by: *[Signature]*

Signature: *[Signature]*

Name: *[Signature]*

**Note:** M/s. Alpine Estates, a partnership firm is the Owner & Developer of the group housing project known as Mayflower Heights (HUDA sanction plan no. 14013/PIV/PLG/H/2006, dt. 23.03.2007). Modi Properties & Investments Pvt. Ltd., are duly appointed as the sole Marketing Agents of M/s. Alpine Estates. All payments however shall be made directly in favour of M/s. Alpine Estates. The term Builder shall mean and include Modi Properties & Investments Pvt. Ltd., & M/s. Alpine Estates.

Booking details declaration form

Name of customer	Mandar Shastri	Date of Birth	13/08/1982
Spouse Name	-	Date of Birth	-
Spouse Company	-	Spouse designation	-
Wedding anniversary	-	Date of completion	-
Project	MPH	Flat/Bungalow No.	A-515
Booking taken by	Rami	Booking amount received on	13/11/13
Booking Amount	25,000	Cheque No. / Cash	Cash
Booking form no.	1612	Booking form date	13/11/13
PPT No.	241	PPT base price (Rs. Per sft)	2749
List price	44,55,000	Sale consideration	43,07,275
Discount in Rs. per sft	100	Discount in Rs.	1,47,500
On time payment discount in Rs. per sft	-	On time payment discount in rupees	-
HL required	Yes	Preferred bank	-
Type	<input type="checkbox"/> Semi deluxe <input checked="" type="checkbox"/> Deluxe <input type="checkbox"/> Luxury		
Relaxation in payment terms that have been agreed to	/		
If booking form is not made / signed, explain why?			
Additions & alteration to be done free of cost			
Additions and alteration required at extra cost	/		
Special request of customer			
Adjustment in land area			
Additional information / remarks			
Sales Executive	Sales Manager	Project Accountant	M.D.
Name: Rami	Name: Gopi	Name:	Name:
Sign: Rami	Sign: Gopi	Sign:	Sign:
Date: 13/11/13	Date: 13/11/13	Date:	Date:

Notes: 1. This form to be filed by sales executive/manager for every booking taken. 2. Accountants shall block flats/villa only on receipt of this form. 3. In case booking form is being signed on later date, this form must be sent to respective accountant at the time of booking or blocking a flat/villa.

APPROVED BY  
13 NOV 2013  
SUDHAM MODI  
MANAGING DIRECTOR