PURCHASE DIVISION

Advice for approval for credit to supplier

Date:	26/12/22	Prepared by	Mrunali	Serial no.	
Supplier name	VARHA MEDIA			HO inward no.	
Firm/Company	MODI PROPERTY PVT LTD	Project	MPL	HO received date	
PO/WO date	20/12/22	PO/WO No.	95215	Scan ID.	

Sl no.	Bill no.	Bill date	Bill amount	Original attached
1.	2461	12/11/22	10,206/–	□ Yes □ No
2.				□ Yes □ No
3.				□ Yes □ No
4.				□ Yes □ No

Amount A – Bills total (Excluding Transport & Hamali Charges):			
Proof of delivery by way of: □ DCs/bill □ Steel report □ RMC pour report □ Solid block report □ Installation report			
MRN no.:	115454	Proof of delivery matches MRN	□ Yes □ No
Amount B – Other Credits : Transportation charges			
Amount C – Other Debits :			
Amount D (D=A+B-C) – Amount to be credited to the supplier:			10,206/–
Amount E – PO / WO value			10,206/–
Amount F – Difference (A – E):			
Quantity received as per PO/WO	□ Yes □ Excess received □ Short received □ Part received		
Close PO / WO	□ Yes □ No – wait for balance material □ Other		
Payment – due date			
Remarks:			

Approved by	Purchase Officer	Purchase Manager	M D	Accountant	Accounts Manager
Name:	Mrunali				
Sign:	[signature]				
Date	26/12/22				
Approval limit	Upto 20k	Above 20k	Above 100k	Upto 20k	Above 20k

APPROVED BY
26 DEC 2022
PRASAD
GENERAL OPERATIONS

Notes: 1. In case amount to be credited to supplier and the bills total does not match, accountants to prepare JV for debit or credit. 2. This set should only have 5 documents i.e., advice to credit to supplier, original bill, proof of delivery, original purchase order with barcode, original requisition. 3. Do not attach additional documents like weighment slips, RMC batch reports, duplicate documents, Every bills, test reports, etc. 4. In Amount A, exclude transport, Hamali charges, etc., and instead include in Amount B. 5. This report must reach HO within one working day of approval by purchase officer/purchase manager.

VARNAMEDIA

VARNA MEDIA
7-1-644/2/1/F, Flat No. 101,
Veera Palace, Sundar Nagar, ESI,
Hyd - 500 038,Tele : 040-3558 7688,
Email : info@varnamedia.com
GST: 36ALPPK8881P1ZW

To,
M/s. Modi Properties Pvt. Ltd.,
Secunderabad, Telangana.
GSTIN : 36AABCM4761E1ZM

Invoice No. **2461**
Date : 12.11.2022

INVOICE

S.No.	Particulars	Size			Rate	Amount (Rs.)
		W X	H	S.Cm		
	Being Charges for Advertisement Publication in					
1	Publication : **Times of India**	3	12	36	300.00	10800.00
	Edition : Hyderabad					
	Page : Times Property Page					
	NatureofAd : MPL & BRGV - Classified Display Ad					
	Hue : Colour					
	Scheme : 5+3 Scheme					
*	Pub Dt. 1 : **12.11.2022 (Saturday)**					
	References :					
	SAC CODE : 9983	Total				10800.00
	PO. No. : 93866, 11.11.2022, 3rd Insertion	Discount 10%				1080.00
		After Discount				9720.00
		CGST 2.5%				243.00
Amount in Words :	Ten thousand two hundred and six only	SGST 2.5%				243.00
		NET PAYABLE AMOUNT				**10,206**

PAN No. : ALPPK8881P GST : 36ALPPK8881P1ZW

T&C Standard Any Discrepencies should be brought to notice within 6 working days, after which the complaint is not entertained.

Payment Payments should be made payable to "VARNA MEDIA"
A/c: 3337000600015701 IFSC: KARB0000333 Bank: Karnakata Bank, Umanagar Br.
Pymt. Delay Penal Interest @ 24% chargeable for payment delays
Subject to Hyderabad Jurisdiction

Thanking you,
for **VARNA MEDIA**

VARNA MEDIA HYDERABAD

Authorized Signatory

...rs ought to ...ealing with ...perators?

...venue model before ...se your home as a co-living space

...icipating in such ...ons, the growing ...-living properties ...he companies of- ...ommodation too ...develop symbiotic ...ith all parties in- ...g does not mean ...ose control over

...estions is - how is ...ared between the ...tor and homeown- ...ifferent ways one can go about this. Here are the three main models used for sharing the earnings between the two parties:

■ **Fixed fee model**: It is the most common income-sharing model. In this set-up, the operator gives a fixed rental to the property owner in place of using his/her house as a co-living space;

■ **Revenue share model**: Under this system, around 60-70 per cent of the revenue generated from the rent goes to the homeowner;

■ **Management fee model**: In such a case, the operator charges a fixed fee called the management fee. It is applicable per occupied bed. The cost of managing the occupancy is deducted from the total revenue generated. The remaining balance goes to the asset owner.

Read the fine print

Irrespective of the revenue-sharing model you choose, make sure you have pre-decided it with utmost clarity.

Who bears the costs of fit-outs?

In most cases, when an asset is let out as a co-living property, it is usually fully furnished. Co-living operators reach out to those owners who either have all the fittings and fixtures in place or those who would be willing to add the necessary equipment. For operators, it is like a plug and play situation. They tend to keep the house in the same condition as they have leased it. Once the agreement period is over, or in case of no extension on the same, they move to the next suitable residential asset.

It is safe to say that in the days to come, the co-living culture will thrive. With a large young population, there will be a booming demand for such flexible accommodation models. Homeowners should consider such a set-up to lease out their assets. It gives them both, rental income and hassle-free management of their property, along with a better capital appreciation compared to a residential property.

- The author is the CEO of a co-living asset management firm.

-The views of the author in this article are personal and do not constitute professional advice of Times Property.

...AL ESTATE

CONSUMER CONNECT INITIATIVE

..., the locality lacks good ...and metro connectivity.

...CIAL AND RETAIL ...RASTRUCTURE

...area enjoys well-devel... ...l social and retail infra... ...ture comprising schools, ...itals, banking services ... Famous tourist spots ... as Golconda Fort and ... Shahi Tombs are very ... to this area. Many reli... ...s places, including tem... ...and mosques, are locat... ...earby.

...PLOYMENT HUB

...o Hills Technology Park ...nikonda, Financial Dis... ...Gachibowli, and Hitec ...are prominent employ... ...t hubs in the city that ...asily accessible from ...ur Township. It takes ...t half an hour to reach ...f these employment ...es.

...ou plan to buy a property in Alkapur Township, ensure you have done thorough research with due diligence related to location, price, legal and government approvals. It is also essential to check the RERA number while buying a property in an under-construction project. A few extra checks will keep your investment safe.

The area enjoys well-developed social and retail infrastructure comprising schools, hospitals, banking services etc. Famous tourist spots such as Golconda Fort and Qutb Shahi Tombs are very close to this area.

PROPERTIES AVAILABLE

According to leading property website data, 2BHK properties for sale in Alkapur Township lie in the range of Rs 45-80 lakh and 3BHK Rs 80 lakh to Rs 1.2 crore. The rates however are higher for villas and independent spaces. Chiranjeevi, a real estate agent, says, "This area is very close to IT-Hubs and the Financial District. Thus, it attracts young IT professionals, consultants and people working in the hospitality industry. This area is suitable for realty investment and self-use."

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