

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

Flat No.	A-001	
Name of Buyer	Mr. Robin D Skaria	

A.	Total sale consideration.	31,20,000/-
B.	Less: Discount for on time payments.	70,000/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,87,200/-
E.	Add: VAT	39,000/- + 442/-
F.	Add: Service Tax	1,08,031/- + 320/-
G.	Add: Extra Specs Charges (revised)	8,831/-
H.	Add: Misc. Charges	4,600/- + 25,000/- (corpus fund) + 8,450/- (maintenance charges + membership fee)
I.	Less: Amount paid	34,63,800/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	31,926/-

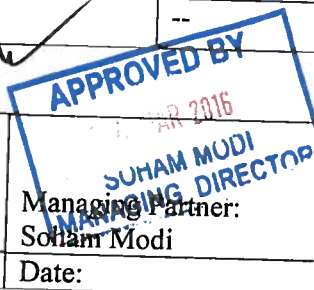
Remarks: Service tax charged @ 3.625% on sale consideration.
 Vat charged @ 1.25% on sale consideration.
 Corpus fund Rs.25,000/- collected
 Maintenance charges @ Rs.1,400/- pm collected for initial six months.
 Membership fee of Rs.50/- collected

M	Interest Amount as calculated	3,604/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

	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	Swathi	Samba Siva Rao	Managing Partner: Soham Modi
Date: 2/3/16	Date: 2/3/16	Date: 3/2/16	Date:



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

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F.	Add: Service Tax	1,10,569/- + 320/-
G.	Add: Extra Specs Charges (revised)	8,831/-
H.	Add: Misc. Charges	4,600/- + 25,000/- (corpus fund) + 8,450/- (maintenance charges + membership fee)
I.	Less: Amount paid	34,63,800/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	29,388/-
Remarks: Service tax charged @ 3.625% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- collected		
Maintenance charges @ Rs.1,400/- pm collected for initial six months.		
Membership fee of Rs.50/- collected		
M	Interest Amount as calculated	3,604/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

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Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. A-001
 Customer Name Mr. Robin D Skaria
 Booked by Rani
 Prepared by Pavan
 Date 01.03.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
05-Aug-15	25000	Booking Amount	-	-	-	25,000
12-Aug-15	-25000	Booking Amt	7	25,000	86	-
20-Aug-15	200000	1st Installment	8	-	-	200,000
22-Aug-15	-2000000	Payment recd	2	200,000	197	(1,800,000)
05-Sep-15	700000	2nd Installment	14	(1,800,000)	(12,427)	(1,100,000)
05-Oct-15	447500	3rd Installment	30	(1,100,000)	(16,274)	(652,500)
05-Nov-15	1547500	4th Installment	31	(652,500)	(9,975)	895,000
31-Dec-15	200000	On Completion	56	895,000	24,717	1,095,000
01-Feb-16	-1095000	Payment recd	32	1,095,000	17,280	-
19-Feb-16	-343800	Payment recd	18	-	-	(343,800)
	(343800)			Approx Interest Payable	3,604	

Note:

Column A, B & C: Enter Installemnts & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Cloumns D to G: Do not change.

Sort columns A , B & C in accending order.

Calculate sum of Installments / Payments & Interest

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

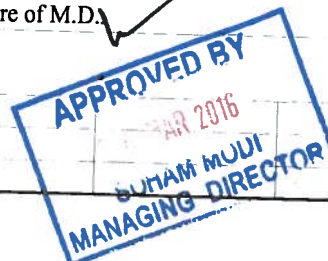
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____

Signature of Manager:

Signature of M.D.

Date

Date

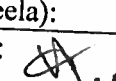
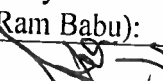
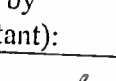


Sir,

Pl. waive off interest and allow 5% on time payment discount.

1/3/16

Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?	
Project Name	MAYFLOWER GRANDE	☒ Yes ☐ No	
Vendor	M/s. B&C Estates	☒ Yes ☐ No	
Flat no.	A-001	☒ Yes ☐ No	
Land area (sq. yds.)	43.34	☒ Yes ☐ No	
Built-up-area (sft)	1400	☒ Yes ☐ No	
Car Parking No		☐ Yes ☐ No	
Type	☐ Semi-deluxe ☒ Deluxe	☒ 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	3120000	☒ Yes ☐ No	
PPT No.	131	NA	
Discount (in Rs. per sft.)	1128/-	NA	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	1178/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	3120000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	31.12.2015	☒ Yes ☐ No	
Remarks			
Prepared by (vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign:
Date: 20/11/16	Date: 20/11/16	Date: 20/11/16	Date:

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date: 30.01.2016				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-001		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,400	sft	
B	Undivided share of land	43.34	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,120,000	Rs.	
F	Registrars value of undivided share of land	520,080	Rs.	B X Land Rate
G	Registrars Const. Value	2,100,000	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	2,150,000	Rs.	G + H + I
L	Sale Deed Amount	3,120,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	191,700	Rs.	L X rate + N X rate + incidental charges
P	Service tax	109,200	Rs.	E @ rate or N @ rate
Q	VAT	39,000	Rs.	E X rate
R	Total Taxes	339,900	Rs.	O + P + Q
P	Total Tax Percentage	10.89	%	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	1.00	percent	on agr. of const.
	Incidental charges - sale deed	4,500	Rs.	
	Reg. Charges - const. agr.	1,000	Rs.	
	Undivided share of land	3.096	sq yds	per 100 sft of SBUA
	Sale deed ratio	100	percent	
	Service tax	3.50	percent	under const. of complex services
	Service tax - Const complex service	5.60	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.			