

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

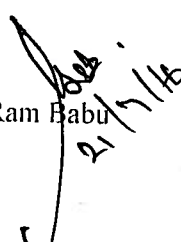
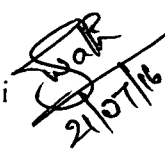
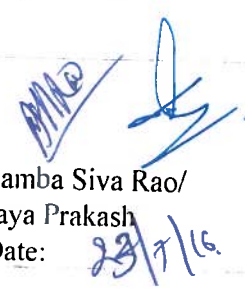
Flat No.	A-102
Name of Buyer	Mr. NG Sai Kumar Naidu

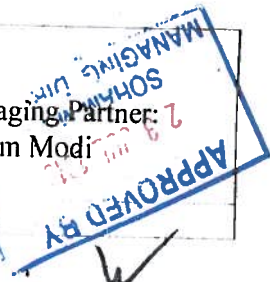
A.	Total sale consideration.	26,35,000/- ✓ OK
B.	Less: Discount for on time payments.	57,500/- — Subject to Approval of MD Sir
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,58,100/- + 2,635/- ✓ OK
E.	Add: VAT	32,938/- ✓ OK
F.	Add: Service Tax	1,02,235/- 114011/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,080/- ✓ OK
I.	Less: Amount paid	28,91,613/- ✓ OK
J.	Add: Interest Amount to be charged	
K.	Balance Amount Due	
L.	Refund if any	13,125/- 13491/-
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected.		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months.		
Membership fee of Rs.50/- collected		
M	Interest Amount as calculated	1,489/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	August 2016

11508650: 6950
6950-1324: 5601:

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	--

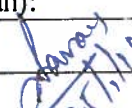
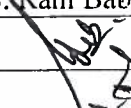
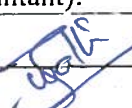
Authorized by:

 G. B. Ram Babu Date: 21/7/16	 Swathi Date: 21/7/16	 Samba Siva Rao/ Jaya Prakash Date: 23/7/16	 Managing Partner: Soham Modi Date: 23/7/16
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Note: 1. Update Sale Completed as 'Yes' in the database.
 2. Give a copy of Owners Association rule to the buyer.

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-102	☒ Yes ☐ No	
Land area (sq. yds.)	1150	☒ Yes ☐ No	
Built-up-area (sft)	35.60	☒ 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	Open to Sky	☒ Yes ☐ No	
West	6'-6" wide corridor	☒ Yes ☐ No	
Total sale Consideration	37,35,000	☒ Yes ☐ No	
PPT No.	136A	N A	
Discount (in Rs. per sft.)	200/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	250/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	37,35,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	24.05.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 25/1/16	Date: 24/1/16	Date: 25/1/16	Date: 29 JAN 2016

APPROVED BY
29 JAN 2016
SOHAM MODI
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date:				
S No.	Registration type	Amount	Units	Formula
	Flat No.	A-102		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,150	sft	
B	Undivided share of land	35.60	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	3,735,000	Rs.	
F	Registrars value of undivided share of land	427,209	Rs.	B X Land Rate
G	Registrars Const. Value	1,725,000	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	1,775,000	Rs.	G + H + I
L	Sale Deed Amount	3,735,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	228,600	Rs.	L X rate + N X rate + incidental charges
P	Service tax	130,725	Rs.	E @ rate or N @ rate
Q	VAT	46,688	Rs.	E X rate
R	Total Taxes	406,013	Rs.	O + P + Q
P	Total Tax Percentage	10.87	.%	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.			