

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES -MAYFLOWER GRANDE		
Buyer Name	MR. P. B. S. CHAKRAVARTHY		
Flat / Bungalow No.	A-104	Area	14000
Land Area	43.34		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	29,35,000
B	Stamp duty & registration charges	1,80,600
C	Service Tax @ 3.625% on Sale Deed	1,06,394
D	VAT @ 1.25% on Sale Consideration	36,688
E	Total Taxes (B + C + D)	3,23,681
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	32,58,681
I	Total Amount Paid	23,45,000
J	Balance Amount Payable (H-I)	9,13,681
K	Amount for Sale Deed	29,35,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan		Installem Scheme		Other:
	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount	
Details of 1st Installment	HDFC			8,45,000	

FINAL RELEASE

Security Cheque Details:

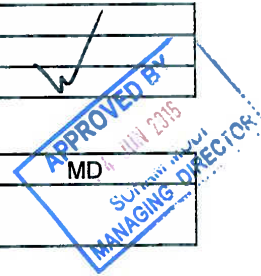
	Cq. No.	Amount	Security cq.received	
1st Installment of HL		8,45,000	Not required	
			<input checked="" type="checkbox"/> Collect cq.at the time of registration	
			<input type="checkbox"/> Security cq.received	
Margin Money (O-I)		68,681	Not required	
			<input checked="" type="checkbox"/> Collect cq.at the time of registration	
			<input type="checkbox"/> Security cq.received	
Balance HL Amount		-	Not required	
			<input checked="" type="checkbox"/> Collect cq.at the time of registration	
			<input type="checkbox"/> Security cq.received	
Total Taxes Amount (E)		3,23,681	Paid Through HL	
			<input checked="" type="checkbox"/> Security cq.received	
			<input type="checkbox"/> Collect cq.at the time of registration	

Remarks:

50/- on time payment discount given @ 70,000/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date		3/5/16	3/05/16	



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

Flat No.	A-104
Name of Buyer	Mr. PBS Chakravarthy (Mortgaged flat)

A.	Total sale consideration.	29,35,000/-
B.	Less: Discount for on time payments.	--
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	--
E.	Add: VAT	--
F.	Add: Service Tax	7000 + 35,000 + 41,506 <i>not taken from the custo mer</i>
G.	Add: Extra Specs Charges (revised)	--
H.	Add: Misc. Charges	--
I.	Less: Amount paid	23,45,000/- (80% of sale consideration)
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	5,90,000/- 673,506
L.	Refund if any	
Remarks: Received 80% of sale consideration. Balance 20% (Rs.5,87,00/-) security - <i>clibault</i>		
Cheque received. Only Possession letter to be issued. <i>437058 undated</i>		
Rs.50/- per sft discount not adjusted (Rs.70,000/-)		
Corpus fund Rs.25,000/- collected vide cheque no.437058, citi bank		
Maintenance charges @ Rs.1,400/- pm collected for initial six months.		
Membership fee of Rs.50/- collected vide cheque no. 437060, Citi bank		
M	Interest Amount as calculated	--
N	Service Tax paid to department	--
O	Service Tax security deposit to be collected	--
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:

<i>G.B. Ram Babu</i> G. B. Ram Babu Date: 20/11/16	<i>Swathi</i> Swathi Date: 20/11/16	<i>Samba Siva Rao</i> Samba Siva Rao Date: 22/11/16	<i>APPROVED BY</i> 25 JAN 2016 Managing Partner Soham Modi MANAGING DIRECTOR
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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.