

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

Flat No.	A-206
Name of Buyer	Mr VJ Bobby Madison

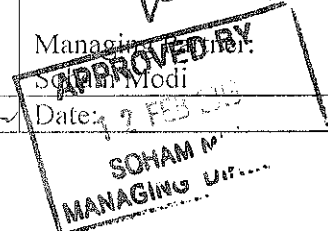
A.	Total sale consideration.	42,78,600/-
B.	Less: Discount for on time payments.	70,000/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,56,740/-
E.	Add: VAT	53,483/-
F.	Add: Service Tax	1,34,960/-
G.	Add: Extra Specs Charges (revised)	8,400/- + 305/- + 420/-
H.	Add: Misc. Charges	5,080/- + 25,000/- (corpus fund) + 8,450/- (maintenance charges + membership fee)
I.	Less: Amount paid	47,48,400/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	46,506/-
L.	Refund if any	46,962/-
Remarks: 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	(39,097)
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 Director
Date: 10/11/16	Date: 11/02/16	Date: 12/2/16	Date: 17 FEB 2016

- 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-206	☒ 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	42,78,600/-	☒ Yes ☐ No
PPT No.	121	N A
Discount (in Rs. per sft.)	200/- Per sft	N A
On time payment discount ((in Rs. per sft.)	50/- Per sft	
Total Discount (in Rs. per sft.)	250/- Per sft	
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No
Sale Deed value	42,78,600/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	05.11.2015	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 05/11/15	Date: 27/3/15	Date: 31/3/15
		Approved by (MD):
		Sign: <i>[Signature]</i>
		Date: 03 MAR 2015
		SOHAIL MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. JOHNY MADISON		
Flat / Bungalow No.	A-206	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	42,78,600
B	Stamp duty & registration charges	2,61,016
C	Service Tax @ 3.5% on CA	1,49,751
D	VAT @ 1.25% on Sale Consideration	53,483
E	Total Taxes (B + C + D)	4,64,250
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	47,42,850
I	Total Amount Paid	47,48,400
J	Balance Amount Payable (H-I)	(5,551)

K	Amount for Sale Deed	42,78,600
	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	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment			HL Cq. Amount

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		-	✓ Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)		-	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount		-	✓ Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		4,64,250	✓ Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

