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

Flat No.	A-402
Name of Buyer	Mr. Sheik Saleem

A.	Total sale consideration.	Rs. 33,89,000/-					
B.	Less: Discount for on time payments. Rs. Nil						
C.	Less: Other discounts Rs. Nil						
D.	Add: Reg. Charges	Rs.2,03,340/-					
E.	Add: VAT	Rs.42,363/-					
F.	Add: Service Tax	Rs.1,36,397/- + 2	229/-				
G.	Add: Extra Specs Charges	Rs.nil					
Н.	Add: Misc, Charges	Rs.5,080/-					
I.	Less: Amount paid	Rs. 37,86,625/-					
J.	Balance amount Due Rs. (10,216/-)						
K.	Refund	e Yes □ No	Rs.10,216/-				
L.	Interest Payable	√ Yes □ No	Rs. 2,50,000/-				
M	Maintenance charges due from	February 2016					
N	Buyer Info database balance	Rs. 10216)				
0	Tally balance	Rs.(10217	-)				
Р	Remarks:						
	Corpus fund Rs.25,000/- to be collected						
	Maintenance charges @ Rs.1150/- pm to b	e collected wef Februa	ry to September 2016				
	Membership fee of Rs.50/- to be collected						

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

G. B. Ram Babu

Accountant

Date:

Date:

Approved BY

Approved BY

Approved BY

Managing Parties Offer

Soham Managing Parties Offer

Date:

Date:

Date:

Date:

Date:

Note: 1. Update Sale Completed as 'Yes' in the database.

2. Give a copy of Owners Association rule to the buyer.

Interest calcula	ation for delayed pa	yments.		g gayer yayının de kalan kalan kalan işi giriyen iyen ayının bilinde i kalan Bası	:	
Project Name	Mayflower Gra	nde			ı	
Flat no.	A-402		•		:	
Customer Nan	ne – Mr. Sk Saleem				•	
Booked by	Jagdishwar					
Prepared by	Pavan ,					
Date	24.06.2016					
Sign						
Interest rate	18.00	% p.a.			•	
Date	Instal / Payme		Days	Principal	Interest	Balance
01-Jan		Booking Amount	-	25.000	-	25.000
01-Jan		Booking Amount	1.4	25,000	-	200,000
15 Jan	. – .	1st Installment	14	200,000	2.059	700,000
15-Feb		2nd Installment	31	200,000	3,058	
25-Mar		Payment received	38	700.000	13,118	500,000
07-Aug		Payment received	135	500,000	33,288	300,000
20-Aug		Payment received	13	300,000	1,923	150,000
14-Nov	and the second s	Payment received	86	150.000	6.362	(150,000)
13-Dec		3rd Installment-slab	29	(150,000)	(2,145)	1,182,000
1.5 ·Mar		4th Installment- BW &		1,182,000	53.627	1,981,200
30-Sep	o-15 332800	5th Installment	199	1.981.200	194.429	2,314,000
01-Jan	n-16 200000	On Completion	93	2,314,000	106,127	2,514,000
06-May	/-16 -511625	Payment recd	126	2,514,000	156,212	2,002,375
24-May	y-16 -2400000	Payment recd	18	2,002,375	17.775	(397,625)
	(397625)	1	Approx Inter	est Payable	583,773	
Column B: En Cloumns D to Sort columns	nter receivables as p G: Do not change. A , B & C in accent a of Installments / Pa	ayinents & Interest	nents received	d	· ·	
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Flat / Bungalow No. A-402 Area	
Land Area S5.60 2 Wheeler Parking N Semi / D	1150
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Check List

Items to be checked				Mention det	ails here	Sale Agreement
				Ą.,		booking form & plan tally?
Project Name			N	IAYFLOWER	R GRANDE	Yes No
Vendor				M/s. B&C	Estates	√Yes □ No
Flat no.				A-40	2	√ Yes □ No
Land area (sq. yds.)				35.60)	. PYes □ No
Built-up-area (sft)				1150)	☐ Yes □ No
Car Parking No						☐ Yes ☐ No
Туре				Semi-deluxe	Deluxe	→ Yes □ No
Buyers name, age, ad	dress, etc.		С	heck with boo	king form.	_ Yes □ No
Schedule of flat			C	heck with boo	king 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 o	corridor	J≥Yes □ No
Total sale Consideration		33,89,000			✓ Yes □ No	
PPT No.				101+		NA
Discount (in Rs. per s	ft.)			Niu		NA
On time payment disc	ount ((in R	ls. per sft.)		NEU	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Total Discount (in Rs	. per sft.)			Niu		
Sale Consideration Ca	alculation	······································	Check	booking form	with price list	¥Yes □ No
Sale Deed value				33,89,0		Yes □ No
Construction contract	value	 -				□ Yes □ No
nstallments			Cl	neck with boo	king form.	Yes □ No
Date of completion				01.01.20		✓ Yes □ No
Remarks			<u> </u>			-2 100 2 110
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Flat No. Registration of construction Contract required? No Yes / No	ate:			<u> </u>	
Flat No. Registration of construction Contract required? No Yes / No	No.	Registration type	Amount	Units	Formula
contract required? No Yes / No			A-402		
Service tax payable?		Registration of construction			
A Built-up-area 1,150 sft 35.60 sq yds A X Ratio		contract required?	No	Yes / No	
A Built-up-area 1,150 sft 35.60 sq yds A X Ratio			Yes	Yes / No	
C No of car parking 1 nos D No. of two wheeler parking - nos E Total Sale Consideration 3,389,000 Rs. Registrars value of undivided 427,209 Rs. B X Land Rate F share of land 427,209 Rs. A X Const. rate G Registrars Cor Parking Value 50,000 Rs. A X Const. rate H Registrars Car Parking Value 50,000 Rs. C X 100 sft X Parking Rate K Registrars Total Value 1,775,000 Rs. G + H + I L Sale Deed Amount 3,389,000 Rs. Percentage of E or K for semi finity N Construction Contract Amount - Rs. E - L O Reg. Charges 207,840 Rs. L X rate + N X rate + incidental rate P Service tax 118,615 Rs. E X rate Q VAT 42,363 Rs. E X rate Notes 1 Registrars rates and other values: 1,500 Rs. p			1,150	sft	
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VAT 1.25 percent		· · · · · · · · · · · · · · · · · · ·			under works contract
				percent	
Estimate as per prevailing rates that are subject to change. 3 Applicability of service tax / VAT may differ from case to case.					<u> </u>