

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

Flat No.	A-603
Name of Buyer	Mr. T. Srinivas

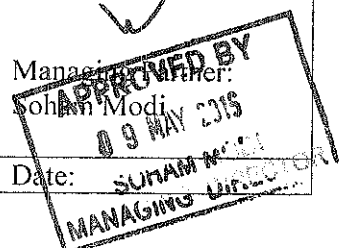
A.	Total sale consideration.	42,78,600/-	
B.	Less: Discount for on time payments.	Nil	
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	2,56,740/-	
E.	Add: VAT	53,483/- + 120/-	
F.	Add: Service Tax	1,48,146/- + 87/-	
G.	Add: Extra Specs Charges (revised)	2,400/-	Subject to Approval.
H.	Add: Misc. Charges	5,080/-	
I.	Less: Amount paid	47,48,500/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due		
L.	Refund if any	3,844/-	TR to Approved
Remarks: Vat charged @ 1.25% on sale consideration.			
Corpus fund Rs.25,000/- to be collected.			
Maintenance charges @ Rs.1,400/- pm to be collected for initial six months.			
Membership fee of Rs.50/- to be collected			
M	Interest Amount as calculated	24,318/-	Not finalised
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	--

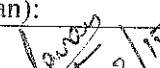
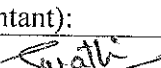
Authorized by:

G. B. Ram Babu	Swathi	Samba Siva Rao/ Jaya Prakash	Manager Sohan Modi
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.



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-603	☒ 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.	122	N A	
Discount (in Rs. per sft.)	250/- Per sft	N A	
On time payment discount ((in Rs. per sft.)	N/A		
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	25.11.2015	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 16/03/15	Date: 16/03/15	Date: 17/3/15	Date: 16/3/15

SALE DEED AUTHORIZATION FORM

Prject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. T SRINIVAS		
Flat / Bungalow No.	A-603	Area	1400
Land Area	35.60		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	42,78,600
B	Stamp duty & registration charges	2,61,216
C	Service Tax @ 3.625% on Sale Deed	1,49,751
D	VAT @ 1.25% on Sale Consideration	53,483
E	Total Taxes (B + C + D)	4,64,450
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	47,43,050
I	Total Amount Paid	40,77,780
J	Balance Amount Payable (H-I)	6,65,270

K	Amout for Sale Deed	42,78,600
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Monety (A-N)	

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:	
	HL Bank	HL Cq. Date	HL Cq. No.	HL Cq. Amount
Deails of 1st Installment	IOB			5,63,000

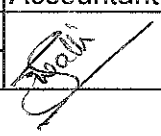
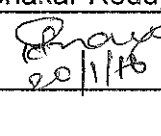
FINAL RELEASE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount		Security cq.received
		5,63,000		Not required
			☒	Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount		Security cq.received
		1,02,270		Not required
			☒	Collect cq.at the time of registration
Balance HL Amount	Cq. No.			Security cq.received
		-		Not required
			☒	Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	☒	Paid Through HL
		4,64,450		Security cq.received
			☒	Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			20/1/16

