

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

Flat No.	A-607
Name of Buyer	Dr. Lina Mukhopadhyay

A.	Total sale consideration.	35,61,350/-	
B.	Less: Discount for on time payments.	57,500/-	
C.	Less: Other discounts	Nil	
D.	Add: Reg. Charges	2,13,690/-	
E.	Add: VAT	44,517/- + 46/-	
F.	Add: Service Tax	1,16,424/-	
G.	Add: Extra Specs Charges (revised)	3,648/-	Subject to Approval
H.	Add: Misc. Charges	5,080/-	
I.	Less: Amount paid	38,14,727/-	
J.	Add: Interest Amount to be charged		
K.	Balance amount Due	72,528 /-	
L.	Refund if any		
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	13,503/-	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

Date:

Swathi

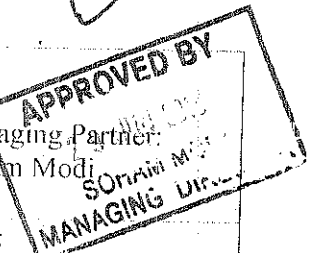
Date:

Samba Siva Rao/
Jaya Prakash

Date:

Managing Partner:
Soham Modi

Date:



- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. A-607
 Customer Name Ms. Lina
 Booked by Karunakr Reddy
 Prepared by Pavan
 Date 17.06.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
05-Feb-15	25000	Booking Amount	-	-	-	25,000
11-Feb-15	-25000	Booking Amount	6	25,000	74	-
11-Feb-15	-200000	Payment received	-	-	-	(200,000)
20-Feb-15	200000	1st Installment	9	(200,000)	(888)	-
21-Mar-15	500000	2nd Installment	29	-	-	500,000
25-Mar-15	-1418175	Payment received	4	500,000	986	(918,175)
31-Mar-15	-586350	Payment received	6	(918,175)	(2,717)	(1,504,525)
08-Apr-15	1418175	3rd Installment - slab	8	(1,504,525)	(5,936)	(86,350)
18-Jul-15	850905	4th Installment- brick v	101	(86,350)	(4,301)	764,555
18-Aug-15	-850905	Payment received	31	764,555	11,688	(86,350)
30-Nov-15	367270	5th Installment	104	(86,350)	(4,429)	280,920
31-Jan-16	200000	on completion	62	280,920	8,589	480,920
15-Mar-16	-400000	Payment recd	44	480,920	10,435	80,920
15-Mar-16	-334297	Payment recd	-	80,920	-	(253,377)
(253377)			Approx Interest Payable		13,503	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending order.

Calculate sum of Installments / Payments & Interest

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

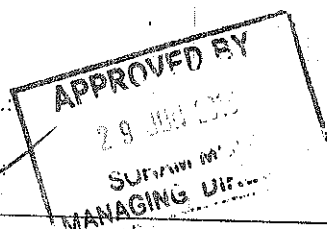
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____

Signature of Manager:

Signature of M.D.

Date

Date



Let,

only minor delay of 1st installment due kitchen issue.

Pl. waive off interest and allow on time payment discount of Rs. 57500/-

by 29/6/16

Sale Agreement Authorization Form-BNC

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-607	☒ Yes ☐ No
Land area (sq. yds.)	35.60	☒ Yes ☐ No
Built-up-area (sft)	1150	☒ 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	35,61,350/-	☒ Yes ☐ No
PPT No.	122	N A
Discount (in Rs. per sft.)	200/-	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	35,61,350/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	26.11.2015	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>S. B. Modi</i>	Sign: <i>S. B. Modi</i>
Date: <i>26/11/15</i>	Date: <i>26/11/15</i>	Date: <i>26/11/15</i>	Date: <i>26/11/15</i>

APPROVED BY
03 MAR 2015
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-607		
	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	3,561,350	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	3,561,350	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	218,181	Rs.	L X rate + N X rate + incidental charges
P	Service tax	110,046	Rs.	E @ rate or N @ rate
Q	VAT	44,517	Rs.	E X rate
R	Total Taxes	372,744	Rs.	O + P + Q
P	Total Tax Percentage	10.47	%	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	3.09	percent	under const. of complex services
	Service tax - Const complex service	4.944	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.			

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES -MAYFLOWER GRANDE		
Buyer Name	DR. LINA MUKHOPADHYAY		
Flat / Bungalow No.	A-607	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	35,61,350
B	Stamp duty & registration charges	2,18,181
C	Service Tax @ 3.625% on Sale Deed	1,29,099
D	VAT @ 1.25% on Sale Consideration	44,517
E	Total Taxes (B + C + D)	3,91,797
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	39,53,147
I	Total Amount Paid	38,14,727
J	Balance Amount Payable (H-I)	1,38,420

K	Amount for Sale Deed	35,61,350
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	Installement Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	SBI		
			HL Cq. Amount
			80,920

FINAL RELEASE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		80,920	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq. at the time of registration
		57,500	Security cq. received
Balance HL Amount	Cq. No.		Not required
			Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Security cq. received
		3,91,797	Not required
			Collect cq. at the time of registration
			Paid Through HL
			Security cq. received
			Collect cq. at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

✓

24/3/16 25 MAR 2016