

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-703	☒ 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	4208600	☒ Yes ☐ No
PPT No.	124	N A
Discount (in Rs. per sft.)	250/-	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	250/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	4208600	☒ Yes ☐ No
Construction contract value	-	☒ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.03.2016	☒ Yes ☐ No
Remarks		
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 01/04/2015	Date: 01/04/15	Date: 01/04/15
Approved by (MD):		
Sign: <i>[Signature]</i>		
Date: 09 APR 2015		

- 9 APR 2015
MANAGING DIRECTOR

Stamp duty, registration charges, service tax & VAT calculator

Project: Mayflower Grande

Date:

S No.	Registration type	Amount	Units	Formula
	Flat No.	A-703		
	Registration of construction contract required?	No	Yes / No	
	Service tax payable?	Yes	Yes / No	
A	Built-up-area	1,400	sft	
B	Undivided share of land	43.34	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking	-	nos	
E	Total Sale Consideration	4,208,600	Rs.	
F	Registrars value of undivided share of land	520,080	Rs.	B X Land Rate
G	Registrars Const. Value	2,100,000	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	2,150,000	Rs.	G + H + I
L	Sale Deed Amount	4,208,600	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	257,016	Rs.	L X rate + N X rate + incidental charges
P	Service tax	130,046	Rs.	E @ rate or N @ rate
Q	VAT	52,608	Rs.	E X rate
R	Total Taxes	439,669	Rs.	O + P + Q
P	Total Tax Percentage	10.45	%	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 serv	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.

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

Flat No.	A-703
Name of Buyer	Mr. Anand Chandra

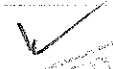
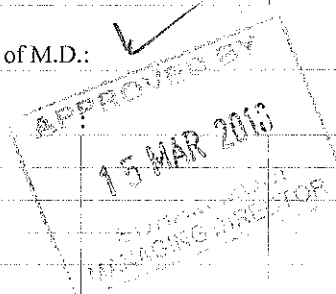
A.	Total sale consideration.	42,08,600/- /
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,52,540/- /
E.	Add: VAT	52,608/- /
F.	Add: Service Tax	1,45,223/- /
G.	Add: Extra Specs Charges (revised)	-1,620/- Subject to approval
H.	Add: Misc. Charges	5,080/- /
I.	Less: Amount paid	46,70,786/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	8,355/- /
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	21,059/- 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	Managing Partner: Soham Modi
Date: 15/3/16	Date: 15/3/16	Date: 15/3/16	Date: 15/3/16

- 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-703					
Customer Name	Mr. Anand Chandra					
Booked by	Ravi Kumar					
Prepared by	Pavan					
Date	04.03.2016					
Sign						
Interest rate	18.00	% p.a.				
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
20-Mar-15	25000	Booking Amount	-	-	-	25,000
20-Mar-15	-25000	Booking Amount	-	25,000	-	-
02-Apr-15	-100000	Payment received	13	-	-	(100,000)
02-Apr-15	-100000	Payment received	-	(100,000)	-	(200,000)
05-Apr-15	200000	1st Installment	3	(200,000)	(296)	-
05-May-15	700000	2nd Installment	30	-	-	700,000
16-May-15	-483600	Payment received	11	700,000	3,797	216,400
02-Jun-15	1641800	3rd Installment-slab	17	216,400	1,814	1,858,200
03-Jul-15	-700000	Payment received	31	1,858,200	28,408	1,158,200
03-Jul-15	-1158200	Payment received	-	1,158,200	-	-
22-Aug-15	-980510	Payment recd	50	-	-	(980,510)
30-Sep-15	985080	4th Installment-BW &	39	(980,510)	(18,858)	4,570
30-Oct-15	456720	5th Installment	30	4,570	68	461,290
16-Dec-15	-311290	Installment Received,	47	461,290	10,692	150,000
16-Dec-15	-462186	Installment Received,	-	150,000	-	(312,186)
31-Dec-15	200000	On Completion	15	(312,186)	(2,309)	(112,186)
30-Jan-16	-129570	Payment recd	30	(112,186)	(1,660)	(241,756)
04-Feb-16	-220430	Installment received	5	(241,756)	(596)	(462,186)
(462186)			Approx Interest Payable		21,059	
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. <u>Nil</u>						
Signature of Manager: 			Signature of M.D.: 			
Date :			Date			
						

Sir,

- A minor delay only

- Pl. waive off interest for delayed payments.



12/11/16

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ANAND CHANDRA		
Flat / Bungalow No.	A-703	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	42,08,600
B	Stamp duty & registration charges	2,56,840
C	Service Tax @ 5.6% on CA	1,47,301
D	VAT @ 1.25% on Sale Consideration	52,608
E	Total Taxes (B + C + D)	4,56,749
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	46,65,349
I	Total Amount Paid	43,20,786
J	Balance Amount Payable (H-I)	3,44,563

K	Amount for Sale Deed	42,09,000
L	Amount for Construction Contact	(400)
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.
Details of 1st Installment	HDFC		
			HL Cq. Amount
			6,61,290

Final Disbursement

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		6,61,290	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		(3,16,728)	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Paid Through HL
		4,56,749	Security cq.received
			Collect cq.at the time of registration

Remarks:

75/- per sft on time payment discount given @ Rs.86,250/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

