

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

Flat No.	B-101
Name of Buyer	Mr. CD Skaria

A.	Total sale consideration.	Rs. 35,00,000/-
B.	Less: Discount for on time payments.	Rs. 1,40,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,10,000/- +Rs.3,500/-(GHMC mutation charges)
E.	Add: VAT / GST	Rs. 43,750/-
F.	Add: Service Tax	Rs. 1,54,369/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 17,781/- (maint charges + mfee)
I.	Less: Amount paid	Rs. 39,19,250/-
J.	Balance amount Due	Rs. 99,770 Nil
K.	Refund	☒ Yes ☐ No Rs. 99,770
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. (99,770)
O.	Tally balance	Rs. (99,770)
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1500/- collected for initial six months	
	Membership fee 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	No
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	No
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner:
Date:	Date:	Date: 26/6/18	Date: 27 JUN 2018



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. B-101

Customer Name Mr CD Skaria

Booked by Rani

Prepared by Pavan

Date 25.06.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
01-Mar-16	25000	Booking Amount	-	-	-	25,000
10-Mar-16	-25000	Payment recd	9	25,000	111	-
15-Mar-16	200000	1ST Installment	5	-	-	2,00,000
21-Mar-16	-200000	Payment recd	6	2,00,000	592	-
15-Apr-16	775000	2nd Installment	25	-	-	7,75,000
20-May-16	8156	ST for Jan to Mar	35	7,75,000	13,377	7,83,156
21-May-16	-775000	payment recived	1	7,83,156	386	8,156
15-Jul-16	500000	3rd installment-sl	55	8,156	221	5,08,156
27-Aug-16	-2500000	paymnet recived	43	5,08,156	10,776	(19,91,844)
15-Oct-16	1200000	4th Installment- B	49	(19,91,844)	(48,132)	(7,91,844)
15-Dec-16	600000	5th Installment	61	(7,91,844)	(23,820)	(1,91,844)
28-Feb-17	200000	On Completion	75	(1,91,844)	(7,096)	8,156
21-Nov-17	-419250	pmt rcd	266	8,156	1,070	(4,11,094)
26-Dec-17	146213	balance service ta	35	(4,11,094)	(7,096)	(2,64,881)
26-Dec-17	4300	mutation exp	-	(2,64,881)	-	(2,60,581)
26-Dec-17	3500	misc expenses	-	(2,60,581)	-	(2,57,081)
21-Feb-18	210000	Registration exp	57	(2,57,081)	(7,226)	(47,081)
21-Feb-18	4300	mutation exp	-	(47,081)	-	(42,781)
15-May-18	42781	Bal amt trsf to MN	83	(42,781)	(1,751)	-
	0			Approx Interest Payable	(66,837)	

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 Manager

Date

Date

APPROVED BY
27 JUN 2018
SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. C. D. SKARIA		
Flat / Bungalow No.	B-101	Area	1400.00
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	35,00,000
B	Add : Stamp duty & registration charges, Mutation exp	2,18,000
C	Add: Service Tax and VAT @ 5.75% on 35,00,000/-	2,01,250
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	4,19,250
F	Total amount payable (A+E)	39,19,250
G	Total Amount Paid	39,19,250
H	Balance Amount Payable (F-G)	-

K	Sale Deed Value	35,00,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned		-	-
N	Own contribution (including taxes)	39,19,250	39,19,250	-

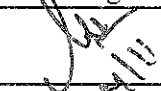
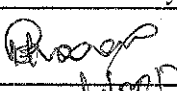
Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	☒	Security cq.received
		-	☒	Not required
			☒	Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	☒	Security cq.received
		-	☒	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

Remarks:

* B' block - mortgage flat #

Authorised by:

Name	Accountant	CRM Manager	Prabhakar Reddy
Sign			
Date	27/11/2017	27/11/2017	27/11/2017

