

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

Flat No.	B-105
Name of Buyer	Mrs. K Pallavi

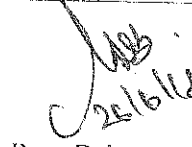
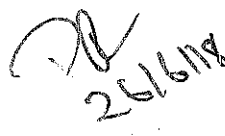
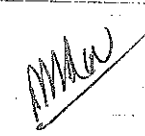
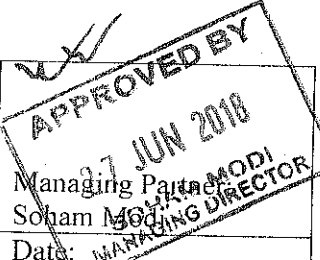
A.	Total sale consideration.	Rs. 46,99,000/-
B.	Less: Discount for on time payments.	Rs. 1,40,000/-
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer- +Rs.4,699/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 58,738/-
F.	Add: Service Tax	Rs. 2,11,118/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 4,500/-
I.	Less: Amount paid	Rs. 48,38,392/-
J.	Balance amount Due	Rs. Nil
K.	Refund	☒ Yes ☐ No Rs. 337/-
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	
N.	Buyer Info database balance	Rs. (337)
O.	Tally balance	Rs. (337)
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1750/- collected for initial six months	
	Membership fee Rs.50/- collected	

Not:
 - Error in buying declaration form of Rs. 1.40,000/-
 - H.D.'s approval for Rs. 1.40,000/- attached

*md approved
signature*

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 Date: 25/6/18	 Accountant Date: 26/6/18	 Samba Siva Rao Date: 26/6/18	 Managing Partner Soham Modi Date: 27 JUN 2018 MANAGING DIRECTOR
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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-105

Customer Name Mrs. K. Pallavi

Booked by Naveena Yadav

Prepared by Pavan

Date 15.02.2017

Sign

Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
12-May-16	25000	booking amount	-	-	-	25,000
24-May-16	-25000	booking amount	12	25,000	148	-
27-May-16	200000	1st installment	3	-	-	200,000
30-May-16	-200000	payment received	3	200,000	296	-
12-Jun-16	700000	2nd installment	13	-	-	700,000
16-Jun-16	-700000	Payment recd	4	700,000	1,381	-
30-Jun-16	1417000	3rd installment-slab dtd 25	14	-	-	1,417,000
01-Jul-16	-1417000	payment received	1	1,417,000	699	-
03-Aug-16	-900000	payment received	33	-	-	(900,000)
30-Aug-16	900000	4th installment	27	(900,000)	(11,984)	-
22-Nov-16	-517000	payment received	84	-	-	(517,000)
30-Nov-16	517000	5th installment	8	(517,000)	(2,040)	-
31-Dec-16	-940000	payment received	31	-	-	(940,000)
27-Feb-17	940000	on completion	58	(940,000)	(26,887)	-
	0			Approx Interest Payable	(38,386)	

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

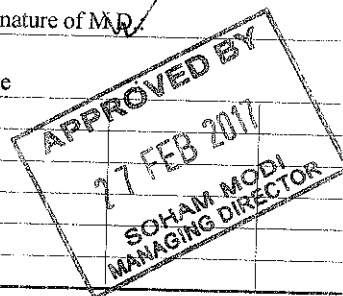
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____

Signature of Manager:

Signature of M.D.

Date

Date



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.	B-105	☒ Yes ☐ No
Land area (sq. yds.)	1400	☒ Yes ☐ No
Built-up-area (sft)	43.34	☒ 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	46,99,000	☒ Yes ☐ No
PPT No.		☐ Yes ☐ No
Discount (in Rs. per sft.)	141	N A
On time payment discount ((in Rs. per sft.)	150/-	N A
Total Discount (in Rs. per sft.)	100/-	
Sale Consideration Calculation	250/-	
Sale Deed value	Check booking form with price list	☒ Yes ☐ No
Construction contract value	46,99,000	☒ Yes ☐ No
Installments		☐ Yes ☐ No
Date of completion	Check with booking form.	☒ Yes ☐ No
Remarks	09.03.2017	☒ Yes ☐ No

Prepared by
(Pavan):

Sign:

Date:

Checked by

(G. B. Ram Babu):

Sign:

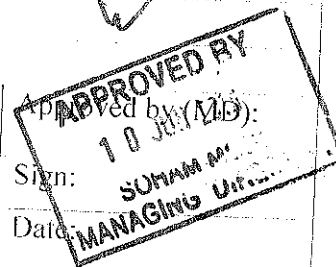
Date:

Checked by

(Accountant):

Sign:

Date:



Stamp duty, registration charges, service tax & VAT calculator

Project: 'Mayflower Grande'

Date:

S No.	Registration type Flat No.	Amount B-105	Units	Formula
	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	4,699,000	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	4,699,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount		Rs.	E - L
O	Reg. Charges	286,440	Rs.	L X rate + N X rate + incidental charges
P	Service tax	164,465	Rs.	E @ rate or N @ rate
Q	VAT	58,738	Rs.	E X rate
R	Total Taxes	509,643	Rs.	O + P + Q
P	Total Tax Percentage	10.85	%	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	3.50	percent	under const. of complex services
Service tax - Const complex service	5.60	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 - MAYLPOWER GRANDE		
Buyer Name	MRS. K. PALLAVI		
Flat / Bungalow No.	B-105	Area	1400.00
Land Area	43.34		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,99,000
B	Add : Stamp duty & registration charges, Mutation exp	9,199
C	Add: Service Tax & VAT @ 4.5%	2,11,455
D	Add: GST @ 12%	-
E	Total Taxes (B + C + D)	2,20,654
F	Total amount payable (A+E)	49,19,654
G	Total Amount Paid	46,99,000
H	Balance Amount Payable (F-G)	2,20,654

K	Sale Deed Value	46,99,000
L	Construction Contact value	-

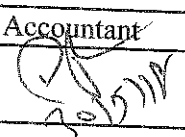
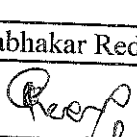
		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned			-
N	Own contribution (including taxes)	49,19,654	46,99,000	2,20,654

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Collect cq.at the time of registration
		2,20,654	Security cq.received
Balance HL Amount	Cq. No.	Amount	Not required
		-	Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	30/5/18	30/5/18	30/5/18

