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

Flat No.	B-303	
Name of Buyer	Dr. Raviteja Tangirala	

A.	Total sale consideration.	Rs. 42,80,000/-				
B.	Less: Discount for on time payments.	Rs. 1,05,000/-				
C.	Less: Other discounts	Rs. Nil	Paris and the second se			
D.	Add: Reg. Charges	Rs. 2,56,800/- + 4,280/-(GHMC charges)				
E.	Add: VAT	Rs. 53,500/-				
F.	Add: Service Tax	Rs. 1,67,162/- + 194/-				
G.	Add: Extra Specs Charges	Rs10,454/- Subject to a				
Н.	Add: Misc. Charges	Rs.5,080/- + 25,000/- (c fund) + 8,450/- (maint charges)				
I.	Less: Amount paid	Rs. 46,94,000/-				
J.	Balance amount Due	Rs. Pfice				
K.	Refund	□ Yes □ No	Rs. 8,988/-			
L.	Interest Payable	□ Yes □ No	Rs.			
M	Maintenance charges due from	May 2017				
N	Buyer Info database balance	Rs 8988				
0	Tally balance Rs8787					
P	Remarks:					
	Corpus fund Rs.25,000/- collected.					
- A	Maintenance charges @ Rs.1400/- pm col	lected for initial six mor	nths wef May 17 to Oct 17			
	Membership fee of Rs.50/- 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	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by: Managing Partner: Soham Modi Samba Siya Rao Accountant G. B. Ram Babu 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.

		ved payments.				
Project Name	Mayflower (Grande				
Flat no.	B-3032					
Customer Nam		Tangirala				
Booked by	Rani					
Prepared by	Pavan	DA BERDE I MEDICE	-			
Date	02.06.2017					
Sign	02.00.2017					
Interest rate	18.00	% p.a.				
Interest rate						
Date	Instal / Payı	Remarks	Days	Principal	Interest	Balance
31-May-15	25000	Booking Amount	-	-	-	25,000
01-Jun-15		Payment Received	1	25,000	12	(175,000)
15-Jun-15		Ist Installment	14	(175,000)	(1,208)	25,000
20-Jun-15		Booking Amt	5	25,000	62	
15-Jul-15		IInd Installment	25	100 To 10	-	700,000
07-Sep-15	-700000	Payment recd	54	700,000	18,641	-
25-Nov-15	The same of the sa	Illrd Installment slab dtd 2	79	-	-	1,677,500
01-Dec-15	-1677500	Installment Received	6	1,677,500	4,964	_
19-Mar-16		IVth Installment-BW dtd 19	109	-	-	1,006,500
05-Apr-16		Payment recd	17	1,006,500	8,438	-
17-Oct-16		Payment received	195	-	-	(1,085,000)
25-Nov-16		Vth Installment	39	(1,085,000)	(20,868)	(614,000)
30-Apr-17		VIth Installment On compl	156	(614,000)	(47,236)	(414,000)
30-Api-17	200000	VIII III COMPANIE COM				
_				iterest Payable	(37,195)	
	(414000)		Approx in	iterest rayable	(3/51/3)	
	(414000)		Approx In	iterest rayable	(37,173)	
Note:	(414000)		Approx in	nerest rayaute	(37,173)	
Note:				iterest rayable	(37,173)	
Column A, B &	ն C: Enter Ins	stallemnts & payments rece	ived			
Column A, B & Column B: Ent	c C: Enter Ins	stallemnts & payments rece s as positive amounts & pay	ived			
Column A, B & Column B: Ent	c C: Enter Inser receivables	stallemnts & payments rece s as positive amounts & pay	ived			
Column A, B & Column B: Ent Cloumns D to Columns A	& C: Enter Inser receivable. G: Do not cha	stallemnts & payments rece s as positive amounts & pay ange. ccending order.	ived			
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Sale Agreement Authorization Form-BNC

Check List Sale Agreement, Mention details here Items to be checked booking form & plan tally? ✓ Yes □ No MAYFLOWER GRANDE Project Name ¥ Yes □ No M/s. B&C Estates Vendor ✓ Yes □ No B-303 Flat no. ☐ Yes □ No 43.34 Land area (sq. yds.) ✓ Yes □ No 1400 Built-up-area (sft) □ Yes □ No Car Parking No Yes | No Semi-deluxe □ Deluxe √Yes □ No Check with booking form. Buyers name, age, address, etc. Check with booking form. ✓ Yes □ No Schedule of flat Yes □ No Open to sky Boundaries: North Yes | No Open to sky South Yes | No 6'-6" wide corridor East ☐ Yes ☐ No Open to sky West ✓ Yes □ No 42,80,000/-Total sale Consideration ΝA 128 PPT No. ΝA 150/-Discount (in Rs. per sft.) On time payment discount ((in Rs. per sft.) 75% Total Discount (in Rs. per sft.) 225/. Ves □ No Check booking form with price list Sale Consideration Calculation ¥es □ No 42,80,000/-Sale Deed value □ Yes □ No Construction contract value Yes | No Check with booking form. Installments Yes □ No 30.11.2016 Date of completion Remarks Approvedby Checked by Checked by Prepared by (Accountant): (G. B. Ram Babu): (Pavan): Sign: Sign: Sign: Sign: Date: Date: Date: Date: 0

roject:	Mayflower Grande						
ate:							
No.	Registration type	Amount	Units	Formula			
110.	Flat No.	B-303					
	Registration of construction						
	contract required?	No	Yes / No				
	Service tax payable?		Yes / No				
Α	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				
	No. of two wheeler parking		nos				
D E	Total Sale Consideration	4,280,000	Rs.				
	Registrars value of undivided	1,200,000	7				
Е	share of land	520,080	Rs.	B X Land Rate			
F	Registrars Const. Value	2,100,000	Rs.	A X Const. rate			
G		50,000	Rs.	C X 100 sft X Parking Rate			
H	Registrars Car Parking Value Registrars two wheeler parking	50,000	143.				
I	value		Rs.	D X 15 sft X Parking Rate			
K	Registrars Total Value	2,150,000	Rs.	G+H+I			
L L	Sale Deed Amount	4,280,000	Rs.	Percentage of E or K for semi finished, else I			
N	Construction Contract Amount	-	Rs.	E - L			
0	Reg. Charges	261,300	Rs.	L X rate + N X rate + incidental charges			
P	Service tax	132,252	Rs.	E @ rate or N @ rate			
	VAT	53,500		E X rate			
Q R	Total Taxes	447,052		O+P+Q			
P	Total Tax Percentage	10.45	.%	R/E			
Notes							
1	Registrars rates and other values:	10.000	D				
	Land	12,000					
	Construction	1,500					
	Parking	500	+				
	Stamp duty & reg charges		percent	on sale deed			
	Stamp duty & reg charges	1.00	+°	on agr. of const.			
	Incidental charges - sale deed	4,500					
	Reg. Charges - const. agr.	1,000		TOO O CODIIA			
	Undivided share of land		sq yds	per 100 sft of SBUA			
	Sale deed ratio		percent				
	Service tax		percent	under const. of complex services			
	Service tax - Const complex servic	4.944	percent	under works contract			
	VAT		percent				
	2 Estimate as per prevailing rates that	Estimate as per prevailing rates that are subject to change.					
	3 Applicability of service tax / VAT may differ from case to case.						