

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

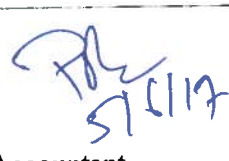
Flat No.	B-303
Name of Buyer	Dr. Raviteja Tangirala

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
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	Rs. -10,454/-
H.	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. 8988 Nil
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
O.	Tally balance	Rs. -8988
P.	Remarks:	
	Corpus fund Rs.25,000/- collected.	
	Maintenance charges @ Rs.1400/- pm collected for initial six months wef May 17 to Oct 17	
	Membership fee of Rs.50/- collected	

Subject is approved

	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:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
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.

Project Name	Mayflower Grande
Flat no.	B-3032
Customer Name	Dr. Raviteja Tangirala
Booked by	Rani
Prepared by	Pavan
Date	02.06.2017
Sign	
Interest rate	18.00 % p.a.

Note:

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

Sort columns A , B & C in accending order.

Calculate sum of Installments / Payments & Interest

(or) c Reduce on-time payment discount to Rs. _____

Signature of M.D.:

Date _____

- It allows business payment discount of 1% 10/10.

ure of M.D.: 

10/10/10

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-303	☒ 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	42,80,000/-	☒ Yes ☐ No
PPT No.	128	N A
Discount (in Rs. per sft.)	150/-	N A
On time payment discount ((in Rs. per sft.)	75/-	
Total Discount (in Rs. per sft.)	225/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	42,80,000/-	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.11.2016	☒ Yes ☐ No
Remarks		
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>S. S. S. S.</i>
Date: 17/6/15	Date: 17/6/15	Date: 17/6/15
		Approved by (MD):
		Sign: <i>SOHAM MODI</i>
		Date: 18 JUN 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.	B-303		
	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	4,280,000	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	4,280,000	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount	-	Rs.	E - L
O	Reg. Charges	261,300	Rs.	L X rate + N X rate + incidental charges
P	Service tax	132,252	Rs.	E @ rate or N @ rate
Q	VAT	53,500	Rs.	E X rate
R	Total Taxes	447,052	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 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.			