

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

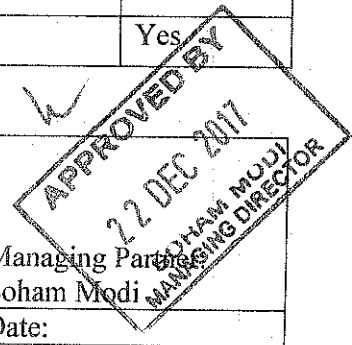
Flat No.	C-302
Name of Buyer	Mr. Ranjit Kumar Jena

A.	Total sale consideration.	Rs. 39,07,500/-
B.	Less: Discount for on time payments.	Rs. 86,250/- <i>Subject to approval</i>
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. 2,34,480/- + Rs.3,908/- (GHMC mutation charges)
E.	Add: VAT	Rs. NA + 95,580/- (GST)
F.	Add: Service Tax	Rs. 1,39,995/-
G.	Add: Extra Specs Charges	Rs. 8,260/- + 1487/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5080/- + 25,000/- (c fund) + 8,678/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 44,27,646/-
J.	Balance amount Due	Rs. <i>Nil</i>
K.	Refund	☒ Yes ☐ No Rs. 83,928/-
L.	Interest Payable	☒ Yes ☐ No Rs.
M.	Maintenance charges due from	November 17
N.	Buyer Info database balance	Rs. <i>(83,928)</i>
O.	Tally balance	Rs. <i>(83,928)</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1438/ 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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Accountant	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> 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.

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. C-302

Customer Name Mr. Ranjit Kumar Jena

Booked by Naveena

Prepared by Pavan

Date 20.12.2017

Sign

Interest rate 18.00 % p.a.

Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
9-Jun-16	25000	BOOKING AMOUNT	-	-	-	25,000
17-Jun-16	-25000	booking amount recd	8	25,000	99	-
24-Jun-16	200000	1st Instalment	7	-	-	200,000
27-Jun-16	-200000	Payment recd	3	200,000	296	-
19-Jul-16	-500000	Payment Received	22	-	-	(500,000)
24-Jul-16	500000	2nd Instalment	5	(500,000)	(1,233)	-
4-Aug-16	-1491250	payment recieved	11	-	-	(1,491,250)
12-Aug-16	1491250	3rd Instalment	8	(1,491,250)	(5,883)	-
19-Dec-16	894750	4th Instalment	129	-	-	894,750
15-Feb-17	-894750	payment rcd	58	894,750	25,592	-
21-Aug-17	596500	5th Instalment	187	-	-	596,500
30-Aug-17	-596500	pmt rcd	9	596,500	2,647	-
26-Sep-17	-341071	pmt rcd	27	-	-	(341,071)
26-Sep-17	-86250	pmt rcd	-	(341,071)	-	(427,321)
10-Nov-17	-292825	pmt rcd	45	(427,321)	(9,483)	(720,146)
30-Nov-17	200000	On Completion amt	20	(720,146)	(7,103)	(520,146)
	(520146)			Approx Interest Payable	4,932	

Note:

Column A, B & C: Enter Installemnts & payments received

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

Cloumns D to G: Do not change.

Sort columns A, B & C in accending order.

Calculate sum of Installments / Payments & Interest

c Charge Interest of Rs. (or) c Interest waived

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

Signature of Manager:

Signature of M.D.:

Date

Date

APPROVED BY
22 DEC 2017
SUNAM MOBI
MANAGING DIRECTOR

14.
- O.P.D. obtained de. & 15.12.
- 12.12.17

14.
- 12.12.17

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.	C-302	☒ Yes ☐ No
Land area (sq. yds.)	1150	☒ Yes ☐ No
Built-up-area (sft)	35.60	☒ 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	6'-6" wide corridor	☒ Yes ☐ No
South	Open to Sky	☒ Yes ☐ No
East	Open to Sky	☒ Yes ☐ No
West	6'-6" wide corridor & Open to Sky	☒ Yes ☐ No
Total sale Consideration	3907500	☒ Yes ☐ No
PPT No.	142	N A
Discount (in Rs. per sft.)	149/-	N A
On time payment discount ((in Rs. per sft.)	75/-	
Total Discount (in Rs. per sft.)	224/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	3907500	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	23.09.2017	☒ Yes ☐ No
Remarks		

Prepared by
(vineela):

Sign:

Date:

Checked by

(G. B. Ram Babu):

Sign:

Date:

Checked by

(Accountant):

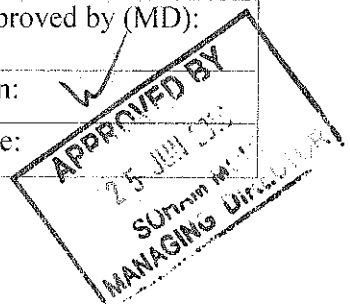
Sign:

Date:

Approved by (MD):

Sign:

Date:



Stamp duty, registration charges, service tax & VAT calculator				
Project: Mayflower Grande				
Date: 23.06.2016				
S No.	Registration type	Amount	Units	Formula
	Flat No.	C-302		
	Registration of construction contract required?		No Yes / No	
	Service tax payable?		Yes Yes / No	
A	Built-up-area	1,150	sft	
B	Undivided share of land	35.60	sq yds	A X Ratio
C	No of car parking	1	nos	
D	No. of two wheeler parking		nos	
E	Total Sale Consideration	3,907,500	Rs.	
F	Registrars value of undivided share of land	427,209	Rs.	B X Land Rate
G	Registrars Const. Value	1,725,000	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	1,775,000	Rs.	G + H + I
L	Sale Deed Amount	3,907,500	Rs.	Percentage of E or K for semi finished, else E
N	Construction Contract Amount		Rs.	E - L
O	Reg. Charges	238,950	Rs.	L X rate + N X rate + incidental charges
P	Service tax	136,763	Rs.	E @ rate or N @ rate
Q	VAT	48,844	Rs.	E X rate
R	Total Taxes	424,556	Rs.	O + P + Q
P	Total Tax Percentage	10.87	%	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 - MAYFLOWER GRANDE		
Buyer Name	MR. RANJIT KUMAR JENA		
Flat / Bungalow No.	C-302	Area	1150
Land Area	35.60		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	39,07,500
B	Add : Stamp duty & registration charges, Mutation exp	2,39,750
C	Add: Service Tax and VAT @ 5.75 on 31,11,000/-	1,78,883
D	Add: GST @ 12% on 7,96,500/-	95,580
E	Total Taxes (B + C + D)	5,14,213
F	Total amount payable (A+E)	44,21,713
G	Total Amount Paid	41,34,821
H	Balance Amount Payable (F-G)	2,86,892

K	Sale Deed Value	39,07,500
L	Construction Contact value	-

		Total amount	Amount Paid	Chq ready
M	Housing Loan Sanctioned	30,00,000	27,10,000	2,90,000
N	Own contribution (including taxes)	14,21,713	14,24,821	(3,109)

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
		(3,109)	✓ Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		2,90,000	✓ Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date	9/10/2017	9/10/2017	9/10/2017

