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

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

Α.	Total sale consideration.	Rs. 39,07,500/-
В.	Less: Discount for on time payments.	Rs. 86,250/- Subject to appr
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/- Subject to
Н.	Add: Misc. Charges	Rs. 5080/- + 25,000/- (c fund) + 8,678/- (maint charges + m fee)
ž.	Less: Amount paid	Rs. 44,27,646/-
J.	Balance amount Due	Rs. Nels
Κ.	Refund	► Yes ⋈ No Rs. 83,928/-
L.	Interest Payable	⊠ Yes ⊠ No Rs.
M	Maintenance charges due from	November 17
N	Buyer Info database balance	R\$ 839UV)
0	Tally balance	Rs(8)92P)
P	Remarks:	
	Corpus Fund Rs.25,000/- collected	
	Maintainance charges @ Rs.1438/ collecte	d for initial six months
	Membership fee Rs.50/- to be collected	

	Check List	Yes / No
*	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

G. B. Ram Babu Accountant Samba Siva Rao Soham Modi Market 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	Interest calcula	tion for dela	ayed payments.	***************************************	747145148666	>+41,5140+414+41+41+1+1+1+1+1+1+1+1+1+1+1+1+1+	***************************************
Plat no. C-302 Customer Nam/Mr. Ranjit Kumar Jena Booked by Naveena Prepared by Pavan Date 20.12.2017 Sign Interest 18.00 % p.a. Principal Interest Balance 9-Jun-16 25000 BOOKING AMOUNT 25,00 99 - 24-Jun-16 200000 Ist Inistallment 7 20,000 20 20 20 20 20 20		**************************************	The state of the s				
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Days		\$		ļ			
Date		20.12.2017					
Date Instal / Pay Remarks Days Principal Interest Balance		18 00	0/ 20	3			
9-Jun-16	micorosi rate	10.00	70 p.a.			,	1
17-Jun-16	Date	Instal / Pay	Remarks	Days	Principal	Interest	Balance
17-Jun-16	9-Jun-16	25000	BOOKING AMOUNT	-	-	-	25,000
24-Jun-16	17-Jun-16	-25000	booking amount re	8	25,000	99	
27-Jun-16	24-Jun-16			·			200.000
19-Jul-16	27-Jun-16	-200000	Payment recd	-		206	200,000
24-Jul-16 500000 2nd Inistallment 5 (500,000) (1,233) 3 (1,491,250) 4-Aug-16 -1491250 payment recieved 11	19-Jul-16	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	*************************************		200,000	270	(500,000
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Items to be checked			Mention details here			Sale Agreement, booking form & plan tally?
Project Name			MAYFLOWER GRANDE			II Yes II No
Vendor				M/s. B&C Estates		☑ Yes □ No
Flat no.				C-302		⊄Yes □ No
Land area (sq. yds.)			1	1150		⊬ Yes □ No
Built-up-area (sft)				35.60		☑ Yes □ No
Car Parking No				· · · · · · · · · · · · · · · · · · ·		□ Yes □ No
Туре	and the second s			□ Semi-deluxe च⊅clı	ixe	✓ Yes 🗆 No
Buyers name, age, ac	ldress. etc.			Check with booking fo	rm.	Jeyes □ No
Schedule of flat				Check with booking fo	rm.	≅Yes □ No
Boundaries: North				6'-6" wide corridor	TO THE WORLD TO STATE AND ADDRESS OF THE PARTY OF T	✓Yes 🗆 No
South	The second secon			Open to Sky	Had to	-tTYes □ No
East		· - · · · · · · · · · · · · · · · · · ·		Open to Sky		t/Yes 🗆 No
West			6'-6" wide corridor & Open to Sky			□Yes □ No
Total sale Considerat	ion		3907500			, ✓Yes □ No
PPT No.	en e	·· · · · ·	142			ΝA
Discount (in Rs. per sft.)			1491_			ΝA
On time payment discount ((in Rs. per sft.)				75/-		
Total Discount (in Rs	s. per sft.)			224/-		
Sale Consideration C	alculation		Check booking form with price list		VíYes □ No	
Sale Deed value			3907500			UZYes □ No
Construction contract	t value					□ Yes □ No
Installments				Check with booking for	τn.	✓ Yes □ No
Date of completion			23.09.2017			Yes Li No
Remarks						
			i			
Prepared by (vineela):	Checked b			Checked by (Accountant):	Appro	oved by (MD):
Sign:	Sign:	1/100:	٠. گ	Sign:	Sign:	1/2000
Date: Color	Date:	1 2/2	Š.	Date: 100	Date:	John The Control of t
· V	. L	19/				Les to make the same

	duty, registration charges, service tax & Mayflower Grande	c v/(1 Carcara			
rrojece Date:	23.06.2016		:		
Dage.	25.00.2010		!		
S No.	Registration type	Amount	Units	Formula	
	Flat No.	C-302	(7.11.01)	· · · · · · · · · · · · · · · · · · ·	
	Registration of construction				
	contract required?	No	Yes / No		
	Service tax payable?		Yes / No		
Α	Built-up-area	1,150	sft		
В	Undivided share of land	35.60	sq yds	A X Ratio	
Č	No of car parking	1	nos		
Ď	No. of two wheeler parking		nos	•	
E	Total Sale Consideration	3.907,500	Rs.	•	
• ,	Registrars value of undivided		, , ,	A second of the	
j.	share of land	427.209	Rs.	B X Land Rate	
Ġ	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	
1 1	Registrars two wheeler parking	20,000	IXa.	C A 100 Sit A Lanking Rate	
Ì	value		Rs.	D X 15 sit X Parking Rate	
1	value	-	IXS.	15 A 15 Sit A Lanking Nate	
K	Registrars Total Value	1,775,000	Rs.	G + [4 + 1]	
1.	Sale Deed Amount	3,907,500	Rs.	Percentage of E or K for semi finished, el	lse F
N	Construction Contract Amount	2,207,200	Rs.	E - L	150 25
0	Reg, Charges	238,950	Rs.	L X rate + N X rate + incidental charges	· .
P	Service tax	136,763	Rs.	E @ rate or N @ rate	•
				E X rate	
Q	VAT	48,844	Rs.	· · · · · · · · · · · · · · · · · · ·	
R	Total Taxes	424.556	Rs.	O + P + Q	
b	Total Tax Percentage	10.87	.%	R/E	
Notes				•	
)	Registrars rates and other values:				
	Land		Rs. per s		
	Construction		Rs. per s		
	Parking		Rs. per s		
	Stamp duty & reg charges		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		percent		
	Service tax		percent	under const. of complex services	
	Service tax - Const complex servic		percent	under works contract	•
	VAT		percent		
	2 Estimate as per prevailing rates that a		•		
	Applicability of service tax / VAT ma			se.	
	Some nationalized banks require regi				

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				

Paym	ent & Agreement Details:	39,07,500
A	Total Sale Consideration	2,39,750
В	Add: Stamp duty & registration charges, Mutation exp	1,78,883
C	Add: Service Tax and VAT @ 5.75 on 31,11,000/-	95,580
D	Add: GST @ 12% on 7,96,500/-	5,14,213
E	Total Taxes (B + C + D)	44,21,713
F	Total amount payable (A+E)	41,34,821
G	Total Amount Paid	2,86,892
Н	Balance Amount Payable (F-G)	2,00,01

	39,07,500
K Sale Deed Value	-
L Construction Contact value	<u> </u>

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

Security Cheque Details:	Cq. No.	Amount		Security cq.received
CTTI	<u>k</u>			Not required
st Installment of HL		-	- 0	Collect cq.at the time of registration
	Cq. No.	Amount	1	Security cq.received
Own contribution			. /	Not required Collect co at the time of registration
		(3,109)		Collect cq.at the time of registration
	Cg. No.	Amount		Security cq.received
	<u> </u>			Not required
Balance HL Amount		2,90,000		Collect cq.at the time of registration

Remarks:

W. Tillian

Authorised by:

•		The state of the s
Name Acc	countant CR Manager	Prabhakar Reddy MD 10 MD
Sign	Than Min	orano 199 Hartone
Date	Mary Care	9 10 291) 1 11 21
		Milk