

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

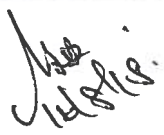
Flat No.	F-002
Name of Buyer	Mr. ALV Satya Kiran

A.	Total sale consideration.	Rs. 44,05,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer/- +Rs.4,405/- (GHMC mutation charges)
E.	Add: VAT / GST	Rs. 3,52,400/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs. 5,380/-
I.	Less: Amount paid	Rs. 47,66,305/-
J.	Balance amount Due	Rs. 880/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☒ No Rs.
M.	Maintenance charges due from	September 2018
N.	Buyer Info database balance	Rs. 879
O.	Tally balance	Rs. 879
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1500/- to be collected for initial six months	
	Membership fee Rs.50/- to be collected	
	GST calculated @ 8% since customer is eligible for PMAY scheme.	

→ Check
B.R.C. Estalim

	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:	 Accountant Date:	 Samba Siva Rao Date: 19/9/18	 Managing Partner: Soham Modi Date: 19 SEP 2018
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APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

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.	F-002					
Customer Name	Mr. ALV Satya Kiran					
Booked by	Mushtaq Ali					
Prepared by	Pavan					
Date	10.08.2018					
Sign						
Interest rate	18% p.a.					
Date	Instal / Paym	Remarks	Days	Principal +	Interest	Balance
02-Jul-17	25000	Booking amount	-	-	-	25,000
06-Jul-17	-200000	pmt rcd	4	25,000	49	(1,75,000)
06-Jul-17	-25000	pmt rcd	-	(1,75,000)	-	(2,00,000)
17-Jul-17	200000	First Installment	11	(2,00,000)	(1,085)	-
19-Jul-17	-700000	pmt rcd	2	-	-	(7,00,000)
02-Aug-17	700000	Second installment	14	(7,00,000)	(4,833)	-
07-Sep-17	1640000	Third installment	36	-	-	16,40,000
07-Sep-17	920000	Fourth Installment	-	16,40,000	-	25,60,000
11-Sep-17	-1610000	pmt rcd	4	25,60,000	5,050	9,50,000
23-Nov-17	-920000	pmt rcd	73	9,50,000	34,200	30,000
05-May-18	-361212	pmt reced	163	30,000	2,412	(3,31,212)
05-May-18	-950093	pmt recd	-	(3,31,212)	-	(12,81,305)
07-May-18	4405	mutation charges	2	(12,81,305)	(1,264)	(12,76,900)
28-May-18	4300	Misc and Doc exp	21	(12,76,900)	(13,224)	(12,72,600)
30-May-18	242200	GST amount	2	(12,72,600)	(1,255)	(10,30,400)
31-May-18	110400	GST	1	(10,30,400)	(508)	(9,20,000)
30-Jun-18	720000	Fifth Installment	30	(9,20,000)	(13,611)	(2,00,000)
30-Aug-18	200000	On completion amo	61	(2,00,000)	(6,016)	-
	0			Approx Interest Payable	(85)	

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) ☒ Interest Signature of M.D.: _____
Date _____

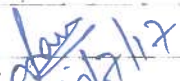
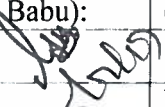
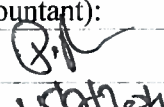
c Allow on-time payment discount _____ (or) ☒ Reduce on-time payment discount to Rs. _____

Sir,
- NOT IPD.

16/9/18



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.	F-002	☒ Yes ☐ No	
Land area (sq. yds.)	37.15	☒ Yes ☐ No	
Built-up-area (sft)	1200	☒ 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 (as per declaration form)	44,05,000	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	44,05,000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	09.01.2019	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 10/7/17	Date: 10/7/17	Date: 15/7/17	Date: 17 JUL 2017

APPROVED BY

SOHAM NOLLI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ALAPATI LOKA VENKATA SATYA KIRAN		
Flat / Bungalow No.	F-003	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,05,000
B	Add : Stamp duty & registration charges, Mutation exp	8,905
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	3,52,400
E	Total Taxes (B + C + D)	3,61,305
F	Total amount payable (A+E)	47,66,305
G	Total Amount Paid	47,66,305
H	Balance Amount Payable (F-G)	-

K	Sale Deed Value	44,05,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	-	-	-
N	Own contribution (including taxes)	47,66,305	47,66,305	-

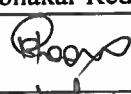
Security Cheque Details:

	Cq. No.	Amount	Security cq.received	
			☒	Not required
1st Installment of HL		-	☐	Collect cq.at the time of registration
Own contribution	Cq. No.	Amount	Security cq.received	
			☒	Not required
		-	☐	Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received	
			☒	Not required
		-	☐	Collect cq.at the time of registration

Remarks:

GST @ 8% APPLICABLE

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date	7/5/18		7/5/18

