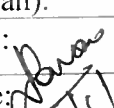
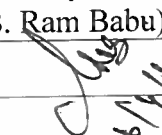
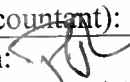


Check List

Items to be checked	Mention details here	Sale Agreement, booking form & plan tally?		
Project Name	Mayflower Grande	☒ Yes ☐ No		
Vendor	B&C Estates	☒ Yes ☐ No		
Flat no.	F-704	☒ Yes ☐ No		
Land area (sq. yds.)	35.14	☒ Yes ☐ No		
Built-up-area (sft)	1135	☒ 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)	42,59,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	42,59,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	05.12.18	☒ Yes ☐ No		
Remarks				
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):	AOS signed by Gaurgang Mody:
Sign: 	Sign: 	Sign: 	Sign: 	Sign: 
Date: 27/6/18	Date: 26/6/18	Date: 26/6/18	Date: 26/6/18	Date: 27-6-18

Note:

1. Gaurang Mody to sign the Agreement of Sale only after approval of CRM Manager, Accountant & MD.
2. Gaurang Mody to check the above before signing the Agreement of Sale.



SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MS. PRIYA TRIPATHI		
Flat / Bungalow No.	F-704	Area	1135.00
Land Area	35.14		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	42,59,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,11,080
E	Total Taxes (B + C + D)	5,15,580
F	Total amount payable (A+E)	47,74,580
G	Total Amount Paid	11,25,000
H	Balance Amount Payable (F-G)	36,49,580

K	Sale Deed Value	42,59,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	38,00,000	-	38,00,000
N	Own contribution (including taxes)	9,74,580	11,25,000	(1,50,420)

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	☒ Not required
Own contribution	Cq. No.	Amount	Security cq.received
		(1,50,420)	☒ Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		38,00,000	☒ Not required
			☒ Collect cq.at the time of registration

Remarks:

Mutation and registration exp paid by customer
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



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

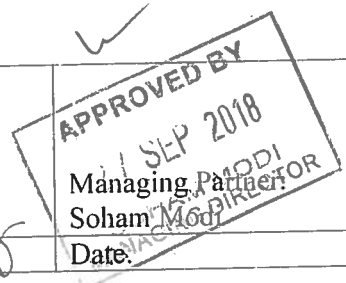
Flat No.	F-704
Name of Buyer	Ms. Priya Tripathi

A.	Total sale consideration.	Rs. 42,59,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by customer
E.	Add: VAT / GST	Rs. 5,11,080/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 5,587/- + 1,006/- <i>Subject to approval</i>
H.	Add: Misc. Charges	Rs. 5,080/- + 25,000/- (c fund) + 8,564/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 49,25,000/-
J.	Balance amount Due	Rs. <i>NIL</i>
K.	Refund	☒ Yes ☐ No Rs. 1,09,683/-
L.	Interest Payable	☐ Yes ☐ No Rs. <i>not finalised</i>
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. <i>(1,09,683)</i>
O.	Tally balance	Rs. <i>(1,09,683)</i>
P.	Remarks:	
	Corpus Fund Rs.25,000/-collected	
	Maintenance charges @ Rs.1419/- collected for initial six months	
	Membership fee 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	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
Date:	Date:	Date: <i>25/5/18</i>	Date: <i>25/5/18</i>



- 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-704

Customer Name Ms Priya Tripathi

Booked by Pathak / Musthaq

Prepared by Pavan

Date 21.09.2018

Sign

Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
15-Apr-18	25000	Booking amount	-	-	-	25,000
23-Apr-18	-25000	pmt recd Priya Tripathi	8	25,000	99	-
30-Apr-18	200000	1st Installment	7	-	-	2,00,000
12-May-18	-200000	pmt recd	12	2,00,000	1,184	-
30-May-18	500000	2nd Installment	18	-	-	5,00,000
12-Jun-18	-100000	pmt recd	13	5,00,000	3,205	4,00,000
25-Jun-18	-400000	pmt recd	13	4,00,000	2,564	-
10-Aug-18	-400000	pmt rcd	46	-	-	(4,00,000)
16-Aug-18	1695000	3rd Installment	6	(4,00,000)	(1,184)	12,95,000
16-Aug-18	891000	4th Installment	-	12,95,000	-	21,86,000
06-Sep-18	-3800000	pmt rcd	21	21,86,000	22,639	(16,14,000)
20-Sep-18	666000	GST Amount	14	(16,14,000)	(11,143)	(9,48,000)
30-Sep-18	748000	5th Installment	10	(9,48,000)	(4,675)	(2,00,000)
30-Sep-18	200000	On completion amount	-	(2,00,000)	-	-

0

Approx Interest Payable

12,689

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

☐ Charge Interest of Rs. _____ (or) ☒ Interest waived

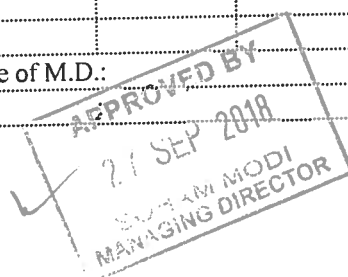
☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Date :

Signature of M.D.:

Date



Sir,

Please Waive off the interest.

No O/P.D.

21/9/18