

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-801	☐ Yes ☒ No	
Land area (sq. yds.)	37.15 yds	☒ Yes ☐ No	
Built-up-area (sft)	1200 Sft	☒ 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 (as per declaration form)	44,84,000/-	☒ Yes ☐ No	
PPT No.		N A	
Sale Deed value	44,84,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	07.02.2019	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>Pavan</i>	Sign: <i>G. B. Ram Babu</i>	Sign: <i>P. R.</i>	Sign: <i>[Signature]</i>
Date: <i>8/8/17</i>	Date: <i>15/8/17</i>	Date: <i>17/8/2017</i>	Date: <i>17/8/2017</i>

✓

APPROVED BY

17 AUG 2017

SOHAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. ANIL CHETTUPALLU		
Flat / Bungalow No.	F-801	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	44,84,000
B	Add : Stamp duty & registration charges, Mutation exp	4,800
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,38,080
E	Total Taxes (B + C + D)	5,42,880
F	Total amount payable (A+E)	50,26,880
G	Total Amount Paid	42,47,580
H	Balance Amount Payable (F-G)	7,79,300

K	Sale Deed Value	44,84,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	39,00,000	31,21,000	7,79,000
N	Own contribution (including taxes)	11,26,880	11,26,580	300

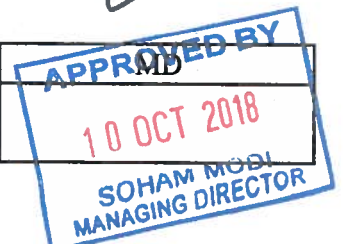
Security Cheque Details:

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
		300	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		7,79,000	Not required
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



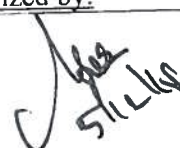
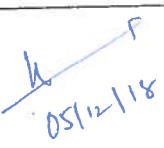
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-801
Name of Buyer	Mr Anil Chetupalli

A.	Total sale consideration.	Rs. 44,84,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs. Directly paid by the customer
E.	Add: VAT / GST	Rs. 5,38,080/-
F.	Add: Service Tax	Rs. NA
G.	Add: Extra Specs Charges	Rs. 1,200/- + 216/-
H.	Add: Misc. Charges	Rs. 5,080/-
I.	Less: Amount paid	Rs. 50,26,580/-
J.	Balance amount Due	Rs. 1,996/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs.
M.	Maintenance charges due from	November 2018
N.	Buyer Info database balance	Rs. 1,996/-
O.	Tally balance	Rs. 1,996/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintenance charges @ Rs.1,500/- to be 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

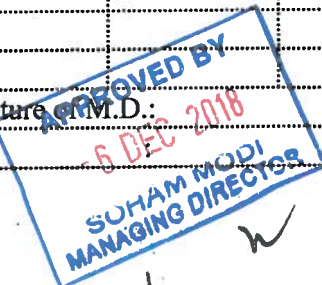
Authorized by:

			
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.

Interest calculation for delayed payments.						
Project Name Mayflower Grande						
Flat no. 1-801						
Customer Name Mr Anil Chetupalli						
Booked by Naveena						
Prepared by Pavan						
Date 05.12.18						
Sign						
Interest rate 18% p.a.						
Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
05-Jul-17	25000	Booking Amount	-	-	-	25,000
10-Jul-17	-25000	pmt rcd	5	25,000	62	-
20-Jul-17	200000	1st Installment W	10	-	-	2,00,000
24-Jul-17	-200000	pmt rcd	4	2,00,000	395	-
04-Aug-17	700000	2nd Installment W	11	-	-	7,00,000
10-Aug-17	-600000	pmt rcd	6	7,00,000	2,071	1,00,000
22-Aug-17	-100000	pmt rcd	12	1,00,000	592	-
31-Oct-17	-1680000	pmt rcd	70	-	-	(16,80,000)
02-Nov-17	1680000	3rd Installment 7D	2	(16,80,000)	(1,657)	-
28-Jan-18	1007700	4th Installment 7D	87	-	-	10,07,700
23-Mar-18	-1100000	payment recd	54	10,07,700	26,835	(92,300)
29-Sep-18	-542580	pmt recd	190	(92,300)	(8,648)	(6,34,880)
22-Oct-18	542580	GST Amount	23	(6,34,880)	(7,201)	(92,300)
23-Oct-18	-779000	pmt rcd	1	(92,300)	(46)	(8,71,300)
30-Oct-18	671300	5th Installment 7D	7	(8,71,300)	(3,008)	(2,00,000)
30-Nov-18	200000	6th Installment Or	31	(2,00,000)	(3,058)	-
0			Approx Interest Payable		6,337	
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. <u>Nil</u>						
Signature of Manager:				Signature M.D.:		
Date :				Date		

Sir.
 Please write the NO "0510D"



Sir.
 Please write the NO "0510D"