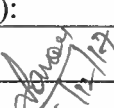
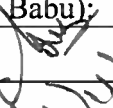
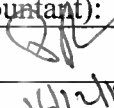
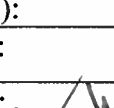
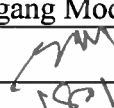


Check List

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-802	☒ Yes ☐ No		
Land area (sq. yds.)	37.15 sq 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	Open to sky	☒ Yes ☐ No		
West	6'-6" wide corridor	☒ Yes ☐ No		
Total sale Consideration (as per declaration form)	46,39,000/-	☒ Yes ☐ No		
PPT No.		N A		
Sale Deed value	46,39,000/-	☒ Yes ☐ No		
Construction contract value		☐ Yes ☐ No		
Installments	Check with booking form.	☒ Yes ☐ No		
Date of completion	30.06.2018	☒ 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: 16/12/17	Date: 16/12/17	Date: 16/12/17	Date: 16/12/17	Date: 16/12/17

APPROVED BY
18 DEC 2017
SUTAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/S. B & C ESTATES - MAYLFOWR GRANDE		
Buyer Name	MR. DEBOJYOTI MITRA		
Flat / Bungalow No.	F-802	Area	1200.00
Land Area	37.15		Semi / Deluxe / Luxury
Car Parking No.		2 wheeler parking no	

Payment & Agreement Details:

A	Total Sale Consideration	46,39,000
B	Add : Stamp duty & registration charges, Mutation exp	4,500
C	Add: Service Tax & VAT @ 4.5%	-
D	Add: GST @ 12%	5,56,680
E	Total Taxes (B + C + D)	5,61,180
F	Total amount payable (A+E)	52,00,180
G	Total Amount Paid	50,21,150
H	Balance Amount Payable (F-G)	1,79,030

K	Sale Deed Value	46,39,000
L	Construction Contact value	-

		Total amount	Amount Paid	Cheq.ready
M	Housing Loan Sanctioned	44,00,000	42,21,000	1,79,000
N	Own contribution (including taxes)	8,00,180	8,00,150	30

Security Cheque Details:

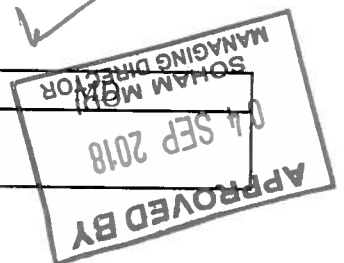
1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Own contribution	Cq. No.	Amount	Security cq.received
		30	Not required
Balance HL Amount	Cq. No.	Amount	Security cq.received
		1,79,000	Not required

Remarks:

Mutation and registration exp paid by customer
--

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			



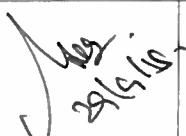
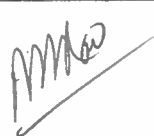
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	F-802
Name of Buyer	Mr. Debojyothi Mitra

A.	Total sale consideration.	Rs. 46,39,000/-
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. 5,56,680/-
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. 52,00,150/-
J.	Balance amount Due	Rs. 2,026/-
K.	Refund	☐ Yes ☒ No Rs.
L.	Interest Payable	☐ Yes ☐ No Rs. —
M.	Maintenance charges due from	October 2018
N.	Buyer Info database balance	Rs. 2,026/-
O.	Tally balance	Rs. 2,026/-
P.	Remarks:	
	Corpus Fund Rs.25,000/-to be collected	
	Maintenance charges @ Rs.1500/- to be collected for initial six months } 9000	
	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: 11/01/18	Date: 11/01/18 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-802
 Customer Name Mr Debojyoti Mitra
 Booked by Musthaq
 Prepared by Pavan
 Date 24.09.2018
 Sign
 Interest rate 18% p.a.

Date	Instal / Paym	Remarks	Days	Principal	Interest	Balance
15-Nov-17	25000	Booking amount	-	-	-	25,000
23-Nov-17	-25000	pmt rcd	8	25,000	99	-
30-Nov-17	200000	1st Installment	7	-	-	2,00,000
30-Nov-17	3000	GST	-	2,00,000	-	2,03,000
15-Dec-17	700000	2nd Installment	15	2,03,000	1,502	9,03,000
16-Dec-17	-200000	pmt rcd	1	9,03,000	445	7,03,000
24-Jan-18	-3421000	pmt rcd	39	7,03,000	13,521	(27,18,000)
15-Feb-18	1757000	3rd Installment	22	(27,18,000)	(29,488)	(9,61,000)
15-Feb-18	978000	4th Installment	-	(9,61,000)	-	17,000
24-Jul-18	-400000	pmt recd dt: 24.07.20	159	17,000	1,333	(3,83,000)
08-Aug-18	779000	5th Installment	15	(3,83,000)	(2,833)	3,96,000
10-Aug-18	-175150	pmt rcd	2	3,96,000	391	2,20,850
22-Aug-18	-800000	pmt rcd	12	2,20,850	1,307	(5,79,150)
30-Aug-18	200000	Oncompletion amount	8	(5,79,150)	(2,285)	(3,79,150)
30-Aug-18	436200	GST	-	(3,79,150)	-	57,050
24-Sep-18	-57050	amount payable	25	57,050	703	-

0

Approx Interest Payable

(16,010)

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

