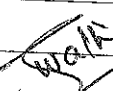


Check List

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.	A-002	☒ Yes ☐ No
Land area (sq. yds.)	35.60	☒ Yes ☐ No
Built-up-area (sft)	1150	☒ 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	40,35,000	☒ Yes ☐ No
PPT No.	136 A	N A
Discount (in Rs. per sft.)	200/-	N A
On time payment discount ((in Rs. per sft.)	50/-	
Total Discount (in Rs. per sft.)	250/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	40,35,000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	27.06.2016	☒ Yes ☐ No
Remarks		

Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date:	Date:	Date:	Date:

APPROVED BY
12 JUN 2016
SOHAM M...
MANAGING DIR...

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

Flat No.	A-002
Name of Buyer	Mr. Manoj Kumar Singh

A.	Total sale consideration.	40,35,000/-
B.	Less: Discount for on time payments.	57,500/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,42,100/-
E.	Add: VAT	50,438/-
F.	Add: Service Tax	1,66,706/-
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	43,73,892/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	67,932/-
L.	Refund if any	67,970/-

Remarks: Vat charged @ 1.25% on sale consideration.

Corpus fund Rs.25,000/- to be collected

Maintenance charges @ Rs.1,150/- pm to be collected for initial six months.

Membership fee of Rs.50/- collected

~~Interest Amount as calculated~~

M	Interest Amount as calculated	(50,538)
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

Check List		Yes / No
1.	Buyer has been informed that Maintenance Charges are due from date of completion & not occupation.	Yes
2.	Buyer has signed the Association Membership Form & Undertaking	--
3.	No Due Certificate signed	--
4.	6 PDC for Maintenance Charges collected	--
5.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	--
6.	Service Tax & VAT Undertaking collected	--

Authorized by:

G. B. Ram Babu Date: 9/4/16	Swathi Date: 9/4/16	Samba Siva Rao Date: 9/4/16	Managing Partner Soham Modi Date: 9/4/16
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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. A-002
 Customer Name Mr. Manoj Kumar Sibgh
 Booked by Ravi Kumar
 Prepared by Pavan
 Date 09.04.2016
 Sign _____
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
27-Dec-15	25000	Booking amount	-	-	-	25,000
02-Jan-16	-25000	Booking amount recei	6	25,000	74	-
12-Jan-16	200000	Ist Installment	10	-	-	200,000
19-Jan-16	-200000	Installment received	7	200,000	690	-
12-Feb-16	582000	IInd Installment	24	-	-	582,000
12-Mar-16	-582000	Payment recd	29	582,000	8,323	-
31-Mar-16	-409210	Payment recd	19	-	-	(409,210)
06-Apr-16	-3157382	amount received	6	(409,210)	(1,211)	(3,566,592)
30-Apr-16	3028000	IIInd Installment	24	(3,566,592)	(42,213)	(538,592)
30-Jun-16	200000	IVth Installment on cor	61	(538,592)	(16,202)	(338,592)
	(338592)			Approx Interest Payable	(50,538)	

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. _____

Signature of Manager:

Date

Signature of M.D.:

Date

APPROVED BY
 09 APR 2016
 SOHAM MODI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. MANOJ KUMAR SINGH		
Flat / Bungalow No.	A-002	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Stamp duty & registration charges	40,35,000
C	Service Tax @ 3.625% on Sale Deed	2,46,600
D	VAT @ 1.25% on Sale Consideration	1,46,269
E	Total Taxes (B + C + D)	50,438
F	Interest agreed to be paid	4,43,306
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	44,78,306
J	Balance Amount Payable (H-I)	12,50,306
		32,28,000

K	Amount for Sale Deed	
L	Amount for Construction Contact	40,35,000
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	32,28,000
		8,07,000

Housing Loan Details:

Payment scheme	Housing Loan	Installement Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	Axis		
			HL Cq. Amount
			32,28,000

FINAL RELEASE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		32,28,000	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq. at the time of registration
		-	Security cq. received
			Not required
Balance HL Amount	Cq. No.		Collect cq. at the time of registration
			Security cq. received
			Not required
Total Taxes Amount (E)	Cq. No.	Amount	Collect cq. at the time of registration
		4,43,306	Paid Through HL
			Security cq. received
			Collect cq. at the time of registration

Remarks:

50/- Per sq ft on payment discount given.

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				