

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-202	☒ 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	35,00,000/-	☒ Yes ☐ No	
PPT No.	1242	N A	
Discount (in Rs. per sft.)	200/-	N A	
On time payment discount ((in Rs. per sft.)	-		
Total Discount (in Rs. per sft.)	200/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	35,00,000/-	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	30.09.2015	☒ Yes ☐ No	
Remarks			
Prepared by (Pavan):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign:
Date: 15/5/15	Date: 16/5/15	Date: 16/5/15	Date:

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

Flat No.	A-202
Name of Buyer	Mr. T. Bharadwaj

A.	Total sale consideration.	35,00,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,10,000/-
E.	Add: VAT	43,750/-
F.	Add: Service Tax	1,19,931/- (1,19,946)
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,080/- + 25,000/- (c fund) + 6,950/- (maintenance charges + m fee)
I.	Less: Amount paid	39,10,125/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	586/-
L.	Refund if any	
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- collected		
Maintenance charges @ Rs.1,150/- pm collected for initial six months.		
Membership fee of Rs.50/- collected		
M.	Interest Amount as calculated	15,285/- Not finalized
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	Swathi	Samba Siv Rao	Managing Partner: Soham Modi
Date: 10/11/16	Date: 6/11/16	Date: 6/11/16	Date: 6/11/16

- Note: 1. Update Sale Completed as 'Yes' in the database.
2. Give a copy of Owners Association rule to the buyer.

gbrambabu@modiproperties.com

From: <bnc@modiproperties.com>
Date: 18 March 2016 14:51
To: "Customer Relation" <cr@modiproperties.com>; "GB Rambabu" <gbrambabu@modiproperties.com>;
"BnC Estates" <bnc@modiproperties.com>
Subject: Extra Specification of A - 202

Dear Sir,

No Extra Specification of A - 202.

Regards,

Subba Reddy

7 /

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. T. BHARADWAJ		
Flat / Bungalow No.	A-202	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	35,00,000
B	Stamp duty & registration charges	2,14,500
C	Service Tax @ 3.625% on Sale Deed	1,26,875
D	VAT @ 1.25% on Sale Consideration	43,750
E	Total Taxes (B + C + D)	3,85,125
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	38,85,125
I	Total Amount Paid	37,10,125
J	Balance Amount Payable (H-I)	1,75,000

K	Amount for Sale Deed	35,00,000
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Monety (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	HDFC		HL Cq. Amount
			2,00,000

FINAL DISBURSE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		2,00,000	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration
		(25,000)	Security cq.received
Balance HL Amount	Cq. No.		Not required
		-	Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Security cq.received
		3,85,125	Not required
			Collect cq.at the time of registration
			Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

APPROVED BY
1 FEB 2016
SUDHAM KUMAR
MANAGING DIRECTOR