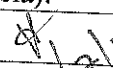
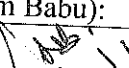
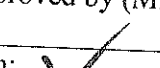


Check List

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-205	☒ 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	3273850	☒ Yes ☐ No
PPT No.	114	N A
Discount (in Rs. per sft.)	150/-	N A
On time payment discount ((in Rs. per sft.)	-	
Total Discount (in Rs. per sft.)	150/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	3273850	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.06.2016	☒ Yes ☐ No
Remarks		

Sir, Received 1st Instalment Rs 2,00,000/-

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 17/7/14	Date: 17/7/14	Date: 21/7/14	Date: 

APPROVED BY
21 JUL 2014
MANAGING DIRECTOR

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

Flat No.	A-205
Name of Buyer	Mr. Vinit Roshan

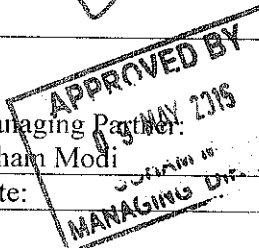
A.	Total sale consideration.	32,73,850/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,96,440/-
E.	Add: VAT	40,923/-
F.	Add: Service Tax	1,03,503/- + 184
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	36,26,197/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	6,401/- - 184 = 6217/-
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected. <i>ARM. collected</i>		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months. <i>6950/- ARM collected</i>		
Membership fee of Rs.50/- to be collected <i>Collected on 17/5/16</i>		
M	Interest Amount as calculated	(53,729)
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:

<i>[Signature]</i> G. B. Ram Babu	<i>[Signature]</i> Swathi	<i>[Signature]</i> Samba Siva Rao	<i>[Signature]</i> Managing Partner Soham Modi
Date: <i>14/5/16</i>	Date: <i>14/5/16</i>	Date: <i>15/5/16</i>	Date: <i>15/5/16</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. A-205

Customer Name Mr. Vinit Roshan

Booked by Rani

Prepared by Pavan

Date 29.04.2016

Sign

Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
01-Jul-14	25000	Booking Amount	-	-	-	25,000
08-Jul-14	-25000	Booking Amount	7	25,000	86	-
10-Jul-14	-200000	Payment received	2	-	-	(200,000)
15-Jul-14	200000	1st Installment	5	(200,000)	(493)	-
10-Aug-14	-200000	Payment received	26	-	-	(200,000)
11-Aug-14	-200000	Payment received	1	(200,000)	(99)	(400,000)
13-Aug-14	-100000	Payment received	2	(400,000)	(395)	(500,000)
15-Aug-14	500000	2nd Installment	2	(500,000)	(493)	-
07-Nov-14	1274425	3rd Installment- slab	84	-	-	1,274,425
17-Nov-14	-600000	payment received	10	1,274,425	6,285	674,425
20-Nov-14	-200000	Payment received	3	674,425	998	474,425
21-Nov-14	-200000	Payment received	1	474,425	234	274,425
22-Nov-14	-200000	Payment received	1	274,425	135	74,425
23-Nov-14	-74425	Payment received	1	74,425	37	-
15-Mar-15	764655	4th Installment- BW &	112	-	-	764,655
23-Mar-15	-500000	Payment received	8	764,655	3,017	264,655
26-Mar-15	-264655	Payment received	3	264,655	392	-
06-Nov-15	-309770	Payment received	225	-	-	(309,770)
30-Dec-15	-500000	Payment recd	54	(309,770)	(8,249)	(809,770)
05-Jan-16	-52347	Payment recd	6	(809,770)	(2,396)	(862,117)
01-Feb-16	309770	5th Installment	27	(862,117)	(11,479)	(552,347)
30-Jun-16	200000	On Completion	150	(552,347)	(40,859)	(352,347)
	(352347)		Approx Interest Payable		(53,279)	

Note:

Column A, B & C: Enter Installments & payments received

Column B: Enter receivables as positive amounts & payments received as negative amounts.

Columns D to G: Do not change.

Sort columns A, B & C in ascending 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:

Signature of Manager

Date

Date

APPROVED BY
: 09 MAY 2016
MANAGING DIR.

SALE DEED AUTHORIZATION FORM

Prpject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. VINIT ROSHAN		
Flat / Bungalow No.	A-205	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Stamp duty & registration charges	32,73,850
C	Service Tax @ 3.625% on Sale Deed	2,00,940
D	VAT @ 1.25% on Sale Consideration	1,14,585
E	Total Taxes (B + C + D)	40,923
F	Interest agreed to be paid	3,56,448
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	36,30,298
J	Balance Amount Payable (H-I)	36,26,197
		4,101

K	Amout for Sale Deed	
	amount for Construction Contact	32,74,000
M	Amount for Agreement for Development Charges	(150)
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	Q1		HL Cq. Amount

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq.at the time of registration
		4,101	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
		3,56,448	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			

