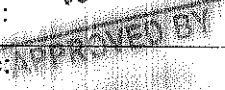


Sale Agreement Authorization Form-BNC

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-304	☒ Yes ☐ No
Land area (sq. yds.)	43.34	☒ Yes ☐ No
Built-up-area (sft)	1400	☐ 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	3999000	☒ Yes ☐ No
PPT No.	108-	NA
Discount (in Rs. per sft.)	NIL	NA
On time payment discount ((in Rs. per sft.)	NIL	
Total Discount (in Rs. per sft.)	NIL	
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No
Sale Deed value	3999000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☐ Yes ☐ No
Date of completion	13.03.2016	☐ Yes ☐ No
Remarks		

Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 01/11/14	Date: 3/11/14	Date: 03/11/14	Date: 

SOHAM MODI
MANAGING DIRECTOR

Interest calculation for delayed payments.

Project Name Mayflower Grande

Flat no. A-304

Customer Name MBS gopal Naidu

Booked by

Prepared by vneela

Date 02.09.16

Sign

Interest rate 18.00 % p.a.

Date	Instal / Payment	Remarks	Days	Principal	Interest	Balance
13-Mar-14	25000	Booking Amount	-	-	-	25,000
13-Mar-14	(25000)	Booking Amount Amt	-	25,000	-	-
28-Mar-14	200000	1st Installment	15	-	-	200,000
13-Apr-14	700000	2nd Installment	16	200,000	1,578	900,000
29-Apr-14	(1000)	Payment received	16	900,000	7,101	899,000
06-May-14	(199000)	Payment received	7	899,000	3,103	700,000
07-Aug-14	(1000)	Payment received	93	700,000	32,104	699,000
13-Aug-14	(300000)	Payment received	6	699,000	2,068	399,000
01-Nov-14	(350000)	Payment received	80	399,000	15,741	49,000
25-Nov-14	(30000)	Payment received	24	49,000	580	19,000
03-Dec-14	1537000	3rd Installment- slab	8	19,000	75	1,556,000
13-Dec-14	773	Service tax for 13-14	10	1,556,000	7,673	1,556,773
07-Jan-15	(150000)	Payment received	25	1,556,773	19,193	1,406,773
12-Jan-15	(150000)	Payment received	5	1,406,773	3,469	1,256,773
20-Jan-15	(150000)	Payment recd	8	1,256,773	4,958	1,106,773
02-Mar-15	(75000)	Payment received	41	1,106,773	22,378	1,031,773
02-Mar-15	(150000)	Payment received	-	1,031,773	-	881,773
02-Apr-15	31	ST - April to June'14	31	881,773	13,480	881,804
02-Apr-15	6149	ST for april to june'14	-	881,804	-	887,953
02-Apr-15	9301	ST for july to sep'14	-	887,953	-	897,254
02-Apr-15	11742	St for oct to dec'14	-	897,254	-	908,996
13-Apr-15	922200	4th Installment	11	908,996	4,931	1,831,196
28-Apr-15	(150000)	payment received	15	1,831,196	13,546	1,681,196
08-May-15	(150000)	Payment received	10	1,681,196	8,291	1,531,196
25-May-15	(50000)	Payment received	17	1,531,196	12,837	1,481,196
17-Jun-15	(150000)	Payment received	23	1,481,196	16,800	1,331,196
13-Aug-15	(50000)	Payment recd	57	1,331,196	37,419	1,281,196
18-Aug-15	(150000)	Payment received	5	1,281,196	3,159	1,131,196
31-Aug-15	(150000)	Payment recd	13	1,131,196	7,252	981,196
14-Sep-15	(150000)	payment recd	14	981,196	6,774	831,196
25-Sep-15	(300000)	Payment recd	11	831,196	4,509	531,196
29-Sep-15	16065	ST for Jan to March	4	531,196	1,048	547,261
05-Oct-15	(300000)	Paymnet received	6	547,261	1,619	247,261
13-Oct-15	414800	5th Installment	8	247,261	975	662,061
30-Oct-15	(100000)	Payment recd dtd 23.1	17	662,061	5,550	562,061
12-Nov-15	20858	ST	13	562,061	3,603	582,919
31-Dec-15	28000	St for Q2	49	582,919	14,086	610,919
25-Jan-16	(200000)	Payment recd	25	610,919	7,532	410,919
03-Feb-16	(200000)	Installment Received	9	410,919	1,824	210,919

19-Feb-16	14000	st	16	210,919	1,664	224,919
13-Mar-16	200000	On Completion	23	224,919	2,551	424,919
18-Apr-16	(318000)	Payment recd	36	424,919	7,544	106,919
20-May-16	14500	ST for Jan to Mar 201	32	106,919	1,687	121,419
02-Sep-16	(121419)	amt receivable	105	121,419	6,287	-
	0			Approx Interest Payable	304,994	

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. 2,00,000/- (or) ☐ Interest waived

☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Signature of M.D.: [Signature]

Date :

Date

APPROVED BY
2 SEP 2015
SUDHAM MOI
MANAGING DIRECTOR

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

Flat No.	A-304
Name of Buyer	Mrs. M. Bala Ambika

A.	Total sale consideration.	Rs.39,99,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,39,940/-+Rs.3,999/-(GHMC mutation charges)
E.	Add: VAT	Rs.49,988/-
F.	Add: Service Tax	Rs.1,43,168/-+Rs.194/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs.46,30,342/-
J.	Balance amount Due	Rs. 11,027/- 4557
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. 2,00,000/-
M.	Maintenance charges due from	February 2016
N.	Buyer Info database balance	Rs.
O.	Tally balance	Rs.
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges wef February 2016 to Oct 2017 to be collected.	
	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:
Date:	Date:	Date:	Soham Modi
			Date:

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

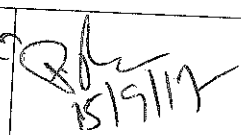
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

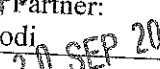
Flat No.	A-304	
Name of Buyer	Mrs. M. Bala Ambika	

A.	Total sale consideration.	Rs.39,99,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	NIL
D.	Add: Reg. Charges	Rs.2,39,940/-+Rs.3,999/-(GHMC mutation charges)
E.	Add: VAT	Rs.49,988/-
F.	Add: Service Tax	Rs.1,36,686/-+Rs.194/-
G.	Add: Extra Specs Charges	Rs. Nil
H.	Add: Misc. Charges	Rs.5,080/-
I.	Less: Amount paid	Rs.46,30,342/-
J.	Balance amount Due	Rs. 4,557/- 4,557
K.	Refund	☒ Yes ☒ No Rs.
L.	Interest Payable	☒ Yes ☒ No Rs. 2,00,000/-
M.	Maintenance charges due from	February 2016
N.	Buyer Info database balance	Rs. 4,557/-
O.	Tally balance	Rs. 4,557/-
P.	Remarks:	
	Corpus Fund Rs.25,000/- to be collected	
	Maintainance charges wef February 2016 to Oct 2017 to be collected.	2,27,000/-
	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:
Date:	Date:	Date:	Date:

APPROVED BY

SOHAM MODI
 MANAGING DIRECTOR
 20 SEP 2017

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