

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.	307	☒ 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	3388850	☒ Yes ☐ No	
PPT No.	116	N A	
Discount (in Rs. per sft.)	200/- Per sft	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	3388850	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	31.03.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Vineela):	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: <i>[Signature]</i>
Date: 25/10/14	Date: 25/10/14	Date: 27/10/14	Date: 27/10/14

APPROVED BY
27 OCT 2014
SONAM MODI
MANAGING DIRECTOR

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

Flat No.	A-307
Name of Buyer	Mrs. B. Priyadarshini

A.	Total sale consideration.	33,88,850/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,03,340/-
E.	Add: VAT	42,361/-
F.	Add: Service Tax	108841/- 1,22,846/- + 221/-
G.	Add: Extra Specs Charges (revised)	-1,835/-
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	37,61,888/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	1,025/- → 15,030/-
	Remarks: Vat charged @ 1.25% on sale consideration.	
	Corpus fund Rs.25,000/- to be collected.	
	Maintenance charges @ Rs.1,400/- pm to be collected for initial six months.	
	Membership fee of Rs.50/- to be collected	
M	Interest Amount as calculated	31,865/-
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 Siva Rao/ Jaya Prakash	Managing Partner: Soham Modi
Date:	Date:	Date:	Date:

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-307					
Customer Name	Mrs. B. Priyadarshini					
Booked by	Gopi					
Prepared by	Pavan					
Date	26.05.2016					
Sign						
Interest rate	18.00 % p.a.					

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
30-Sep-14	25000	Booking Amount	-	-	-	25,000
30-Sep-14	-25000	Booking Amount	-	25,000	-	-
15-Oct-14	200000	1st Installment	15	-	-	200,000
16-Oct-14	-200000	Payment received	1	200,000	99	-
15-Nov-14	500000	2nd Installment	30	-	-	500,000
24-Nov-14	-180000	Payment received	9	500,000	2,219	320,000
24-Nov-14	-220000	Payment received	-	320,000	-	100,000
03-Mar-15	1331925	3rd Installment - slab	99	100,000	4,882	1,431,925
31-Mar-15	-1350000	Payment received	28	1,431,925	19,772	81,925
26-May-15	-672000	Payment received	56	81,925	2,262	(590,075)
30-Aug-15	799155	4th Installment-brk wrt	96	(590,075)	(27,936)	209,080
30-Nov-15	332770	5th Installment	92	209,080	9,486	541,850
11-Feb-16	-450000	payment recd	73	541,850	19,507	91,850
28-Mar-16	-436888	Payment recd	46	91,850	2,084	(345,038)
31-Mar-16	200000	On Completion	3	(345,038)	(510)	(145,038)
	(145038)		Approx Interest Payable		31,865	

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. Nil

Signature of Manager: _____

Date: _____

Signature of M.D.: _____

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR
26 MAY 2016

Sir,
 - minor delay
 - no on-time payment discount
 - Pl. waiver of interest.

Sir,
 C201610

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. B. PRIYA DARSHINI		
Flat / Bungalow No.	A-307	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	33,88,850
B	Stamp duty & registration charges	2,07,831
C	Service Tax @ 3.625% on Sale Deed	1,22,846
D	VAT @ 1.25% on Sale Consideration	42,361
E	Total Taxes (B + C + D)	3,73,037
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	37,61,887
I	Total Amount Paid	35,33,888
J	Balance Amount Payable (H-I)	2,27,999

K	Amount for Sale Deed	33,88,850
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	HDFC		HL Cq. Amount
			2,28,000

FINAL RELEASE

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,28,000	Not required
			✓ Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Balance HL Amount	Cq. No.	Amount	Security cq.received
		-	Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	✓ Paid Through HL
		3,73,037	Security cq.received
			Collect cq.at the time of registration

Remarks:

Authorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date			25/03/16

