

SALE DEED AUTHORIZATION FORM

Project	M/s.B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MRS. HETEL PATEL		
Flat / Bungalow No.	A-403	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	30,08,000
B	Stamp duty & registration charges	1,84,980
C	Service Tax @ 3.5% on Sale Agreement	1,05,280
D	VAT @ 1.25% on Sale Consideration	37,600
E	Total Taxes (B + C + D)	3,27,860
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	33,35,860
I	Total Amount Paid	33,36,525
J	Balance Amount Payable (H-I)	(665)

K	Amount for Sale Deed	30,08,000
L	Amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	-
O	Margin Money (A-N)	-

Housing Loan Details:

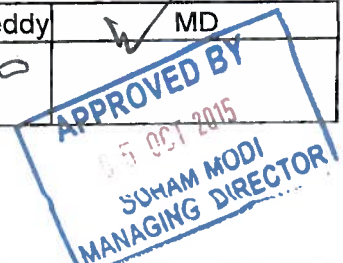
Payment scheme	Housing Loan	Installement Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	0	0	HL Cq. Amount

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		-	✓ Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		(665)	✓ 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
		3,27,860	Security cq.received
			Collect cq.at the time of registration

Autorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date				



Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. A-403
 Customer Name Mr. Hetal Patel
 Booked by Rani
 Prepared by Pavan
 Date 31.03.2016

Sign _____
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
19-Mar-15	25000	Booking Amount	-	-	-	25,000
19-Mar-15	-25000	Booking Amount	-	25,000	-	-
05-Apr-15	200000	1st Installment	17	-	-	200,000
07-Apr-15	-100000	Payment received	2	200,000	197	100,000
07-Apr-15	-100000	Payment receive	-	100,000	-	-
05-May-15	700000	2nd Installment	28	-	-	700,000
08-May-15	-350000	Payment received	3	700,000	1,036	350,000
08-May-15	-350000	Payment received	-	350,000	-	-
26-May-15	-250000	Payment received	18	-	-	(250,000)
26-May-15	-250000	Payment Received	-	(250,000)	-	(500,000)
26-May-15	-220900	Payment received	-	(500,000)	-	(720,900)
26-May-15	-220900	Payment received	-	(720,900)	-	(941,800)
30-Jun-15	941800	3rd Installment	35	(941,800)	(16,256)	-
20-Jul-15	-282540	Payment received	20	-	-	(282,540)
20-Jul-15	-282540	Payment received	-	(282,540)	-	(565,080)
30-Aug-15	565080	4th Installment- BW &	41	(565,080)	(11,425)	-
30-Sep-15	376720	5th Installment	31	-	-	376,720
04-Oct-15	-288360	Payment received	4	376,720	743	88,360
05-Oct-15	-163963	Payment received	1	88,360	44	(75,603)
05-Oct-15	-288360	Payment recd	-	(75,603)	-	(363,963)
05-Oct-15	-163962	Payment recd	-	(363,963)	-	(527,925)
31-Dec-15	200000	On completion	87	(527,925)	(22,650)	(327,925)
	(327925)			Approx Interest Payable	(48,312)	

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

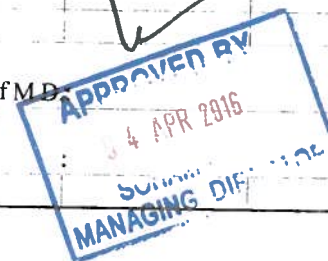
☐ Allow on-time payment discount (or) ☒ Reduce on-time payment discount to Rs. Nil

Signature of Manager:

Date :

Signature of M.D.

Date :



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

Flat No.	A-403
Name of Buyer	Mrs. Hetal Patel

A.	Total sale consideration.	30,08,600/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add. Reg. Charges	1,80,540/-
E.	Add. VAT	37,608/-
F.	Add: Service Tax	97,647/- + 184/-
G.	Add: Extra Specs Charges (revised)	-96,609/- <i>Subject to approval</i>
H.	Add: Misc. Charges	5,080/- + 25,000/- (c fund) + 8,450/- (maint charges + membership fee)
I.	Less: Amount paid	33,36,525/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	70,025/- <i>OK</i>
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- collected		
Maintenance charges @ Rs.1,400/- pm collected for initial six months.		
Membership fee of Rs.50/- collected		
M	Interest Amount as calculated	(48,312)
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>G.B. Ram Babu</i> G. B. Ram Babu	<i>Swathi</i> Swathi	<i>Samba Siva Rao</i> Samba Siva Rao	<i>Managing Partner</i> Managing Partner Soham Modi
Date: <i>21/4/16</i>	Date: <i>21/4/16</i>	Date: <i>4/4/16</i>	Date: <i>4/4/16</i>

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