

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-405	☒ 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.	118	N A	
Discount (in Rs. per sft.)	150/-	N A	
On time payment discount ((in Rs. per sft.)	50/-		
Total Discount (in Rs. per sft.)	200/- Per sft		
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	30.04.2016	☒ 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: 21/01/2015	Date: 30/1/15	Date: 26/2/15	Date: 03 MAR 2015

APPROVED BY
SUNAM MODI
MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. SHIKKA BHARDWAJ		
Flat / Bungalow No.	A-405	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	2,07,631
C	Service Tax @ 5.6% on CA	1,18,610
D	VAT @ 1.25% on Sale Consideration	42,361
E	Total Taxes (B + C + D)	3,68,601
F	Interest agreed to be paid	-
G	Other charges / extra spect's charges	-
H	Total amount payable (A+E+F+G)	37,57,451
I	Total Amount Paid	37,04,388
J	Balance Amount Payable (H-I)	53,063
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	Installement Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment			HL Cq. Amount
			-

Security Cheque Details:

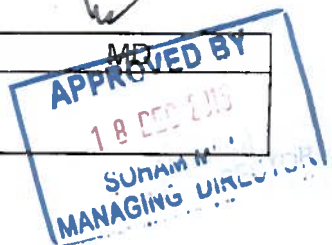
1st Installment of HL	Cq. No.	Amount	Security cq.received	
		-	Not required	
			Collect cq.at the time of registration	
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received	
		53,063	Not required	
			Collect cq.at the time of registration	
Balance HL Amount	Cq. No.	Amount	Security cq.received	
		-	Not required	
			Collect cq.at the time of registration	
Total Taxes Amount (E)	Cq. No.	Amount	✓	Paid Through HL
		3,68,601	Security cq.received	
			Collect cq.at the time of registration	

Remarks:

≠ 50/- Per sq ft discount given

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
Date			18/12/12



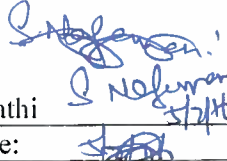
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-405
Name of Buyer	Mrs. Shika Bhardwaj

A.	Total sale consideration.	33,88,850/-
B.	Less: Discount for on time payments.	57,500/-
C.	Less: Other discounts	-
D.	Add: Reg. Charges	2,03,340/-
E.	Add: VAT	42,361/- + 375 (Vat on 5% on Extra state)
F.	Add: Service Tax	1,07,244/- ✓
G.	Add: Extra Specs Charges (revised)	7,500/- — for 405 Approval.
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	37,04,388/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	7,513/- 7138/- ✓
Remarks: Service tax charged @ 3.625% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected 17861/-		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months. 6950/-		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	(40912)
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	 Managing Partner
Date: 5/2/16	Date: 5/2/16	Date: 5/2/16	Date: 5/2/16

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

APPROVED BY
SOHAM MOJI
MANAGING DIRECTOR
15 FEB 2016

Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. A-405
 Customer Name Mrs. Sikha Bharadwaj
 Booked by Rani
 Prepared by vneela
 Date 01.02.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Paymen	Remarks	Days	Principal	Interest	Balance
26-Nov-14	25000	Booking Amount	-	-	-	25,000
28-Nov-14	(25000)	Booking Amount	2	25,000	25	-
04-Dec-14	(200000)	Payment received	6	-	-	(200,000)
12-Dec-14	200000	1st Installment	8	(200,000)	(789)	-
27-Dec-14	1331925	3rd Installment- slab	15	-	-	1,331,925
31-Dec-14	(500000)	Payment recd	4	1,331,925	2,627	831,925
10-Jan-15	500000	2nd Installment	10	831,925	4,103	1,331,925
22-Jan-15	(700000)	Payment received	12	1,331,925	7,882	631,925
23-Jan-15	(631925)	Payment received	1	631,925	312	-
26-Mar-15	(600000)	Payment received	62	-	-	(600,000)
26-Mar-15	(199155)	Payment received	-	(600,000)	-	(799,155)
02-Apr-15	22403	St for oct to dec'14	7	(799,155)	(2,759)	(776,752)
25-May-15	799155	4th Installment-brk wrk	53	(776,752)	(20,302)	22,403
05-Oct-15	(332770)	payment recd	133	22,403	1,469	(310,367)
15-Oct-15	(142500)	Payment recd	10	(310,367)	(1,531)	(452,867)
12-Nov-15	65850	ST	28	(452,867)	(6,253)	(387,017)
14-Dec-15	(315538)	Payment received dtd 1	32	(387,017)	(6,107)	(702,555)
14-Dec-15	(57500)	Payment received dtd 1	-	(702,555)	-	(760,055)
31-Dec-15	203340	REg Exp	17	(760,055)	(6,372)	(556,715)
31-Dec-15	4300	Mis Exp	-	(556,715)	-	(552,415)
31-Dec-15	42361	Vat Expenses	-	(552,415)	-	(510,054)
10-Jan-16	332770	5th Installment	10	(510,054)	(2,515)	(177,284)
01-Feb-16	(22716)	amt receivable	22	(177,284)	(1,923)	(200,000)
30-Apr-16	200000	On completion	89	(200,000)	(8,778)	-
	0			Approx Interest Payable	(40,912)	

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

c Charge Interest of Rs. (or) c Interest waived

c Allow on-time payment discount (or) c Reduce on-time payment discount to Rs.

Signature of Manager:

Signature of M.D.:

Date

Date

APPROVED BY
 05 FEB 2016
 SUNAM MOJI
 MANAGING DIRECTOR