

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-501	☒ 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	43,15,000/-	☒ Yes ☐ No	
PPT No.	127	N A	
Discount (in Rs. per sft.)	225 per sft	N A	
On time payment discount ((in Rs. per sft.)	25 per sft		
Total Discount (in Rs. per sft.)	250 per sft		
Sale Consideration Calculation	Check booking form with price list	☐ Yes ☐ No	
Sale Deed value	43,15,000/-	☐ Yes ☐ No	
Construction contract value	—	☐ Yes ☐ No	
Installments	Check with booking form.	☐ Yes ☐ No	
Date of completion	30.10.2015	☐ Yes ☐ No	
Remarks			
Prepared by (Pavan):	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: 20/5/15	Date: 20/5/15	Date: 20/5/15	Date: 20/5/15

APPROVED BY
21 MAY 2015
SOMAN KUMAR
MANAGING DIRECTOR

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

Flat No.	A-501
Name of Buyer	Mr. Mohd Abdul Khalid

A.	Total sale consideration.	43,15,000/-
B.	Less: Discount for on time payments.	35,000/-
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,58,900/-
E.	Add: VAT	53,938/-
F.	Add: Service Tax	1,48,228/-
G.	Add: Extra Specs Charges (revised)	-1701/-
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	47,53,757/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	9312/-
Remarks: Service tax charged @ 3.625% on sale consideration.		
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	10,359/-
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 Bapu	Swathi	Samba Siva Rao	Managing Partner: Soham Modi
Date: 8/2/16	Date: 8/2/16	Date: 10/2/16	Date: 10/2/16

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

