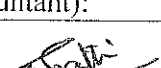
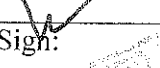
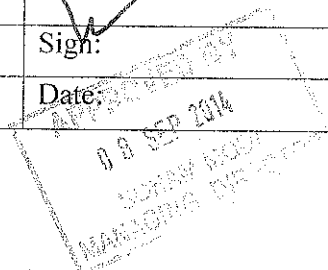


Check List

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-502	☒ 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	3275000	☒ Yes ☐ No	
PPT No.	114	N A	
Discount (in Rs. per sft.)	150/-	N A	
On time payment discount ((in Rs. per sft.))	-		
Total Discount (in Rs. per sft.)	150/-		
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No	
Sale Deed value	3275000	☒ Yes ☐ No	
Construction contract value		☐ Yes ☐ No	
Installments	Check with booking form.	☒ Yes ☐ No	
Date of completion	31.07.2016	☒ Yes ☐ No	
Remarks			
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):	Approved by (MD):
Sign: 	Sign: 	Sign: 	Sign: 
Date: 2/9/14	Date: 8/9/14	Date: 2/9/14	Date: 2/9/14



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

Flat No.	A-502
Name of Buyer	Mr. Hemansu M Dave

A.	Total sale consideration.	32,75,000/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	1,96,500/-
E.	Add: VAT	40,938/-
F.	Add: Service Tax	1,06,766/-
G.	Add: Extra Specs Charges (revised)	-5,446/-
H.	Add: Misc. Charges	4,300/- + 780/-
I.	Less: Amount paid	36,35,957/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	17,119/-
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected		
Maintenance charges @ Rs.1,150/- pm to be collected for initial six months.		
Membership fee of Rs.50/- to be collected		
M	Interest Amount as calculated	116826/-
N	Service Tax paid to department	No
O	Service Tax security deposit to be collected	Yes
P	Maintenance charges due from	February 2016

Subject to approval

	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 V Pender	Samba Siva Rao	Managing Partner Solanki Modi
Date: 25/02/16	Date: 25/02/2016	Date: 25/2/16	Date: 25/2/16

- 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-502					
Customer Name	Mr. Hemansu Dave					
Booked by	Jagdishwar					
Prepared by	Pavan					
Date	22.02.2016					
Sign						
Interest rate	18.00 % p.a.					

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
27-Jul-14	25000	Booking Amount	-	-	-	25,000
08-Aug-14	-25000	Booking Amount	12	25,000	148	-
12-Aug-14	200000	1st Installment	4	-	-	200,000
09-Sep-14	500000	2nd Installment	28	200,000	2,762	700,000
09-Sep-14	-200000	Payment received	-	700,000	-	500,000
29-Sep-14	-500000	Payment received	20	500,000	4,932	-
06-Jan-15	1275000	3rd Installment- slab	99	-	-	1,275,000
02-Mar-15	-600000	Payment received	55	1,275,000	34,582	675,000
23-Apr-15	-600000	Payment received	52	675,000	17,310	75,000
25-May-15	765000	4th Installment-brk wrl	32	75,000	1,184	840,000
21-Sep-15	-700000	Payment recd	119	840,000	49,295	140,000
21-Sep-15	-65000	Payment recd	-	140,000	-	75,000
06-Nov-15	-400000	Payment received	46	75,000	1,701	(325,000)
17-Dec-15	-210957	Payment received	41	(325,000)	(6,571)	(535,957)
30-Jan-16	-335000	payment recd	44	(535,957)	(11,630)	(870,957)
30-Aug-15	310000	5th Installment	(153)	(870,957)	65,715	(560,957)
31-Jan-16	200000	on Completion	154	(560,957)	(42,602)	(360,957)
	(360957)		Approx Interest Payable		116,826	

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 Nil

Signature of Manager: _____ Signature of M.D.: h

Date: _____ Date: 25/2/16

Sir,

- customer availed only, he is liable to loan & all major payments from his source only
- Pl. waive off interest
- No on-time payment discount

24/2/16

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. HEMANSU M DAVE		
Flat / Bungalow No..	A-502	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	32,75,000
B	Stamp duty & registration charges	2,00,800
C	Service Tax @ 5.6% on CA	1,14,625
D	VAT @ 1.25% on Sale Consideration	40,938
E	Total Taxes (B + C + D)	3,56,363
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	36,31,363
I	Total Amount Paid	33,00,957
J	Balance Amount Payable (H-I)	3,30,406

K	Amount for Sale Deed	32,75,000
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	Installem Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Details of 1st Installment	HDFC		HL Cq. Amount
			3,35,000

Final Disbursement

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq.received
		3,35,000	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)	Cq. No.	Amount	Security cq.received
		(4,595)	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
		3,56,363	Security cq.received
			Collect cq.at the time of registration

Remarks:

75/- per sft on time payment discount given @ Rs.86,250/-

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

APPROVED BY
18 DEC 2015
SUNAM M
MANAGING DIR.