

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-503	☒ 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	4068600	☒ Yes ☐ No
PPT No.	123	N A
Discount (in Rs. per sft.)	250/-	N A
On time payment discount ((in Rs. per sft.)	—	
Total Discount (in Rs. per sft.)	250/-	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	4068600	☒ 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):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 1/4/15	Date: 6/4/15	Date: 6/4/15
		Approved by (MD):
		Sign: <i>[Signature]</i>
		Date: 06 APR 2015

MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Prpject	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	Dr. SANTOSH KUMAR SARAF		
Flat / Bungalow No.	A-503	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	40,68,600
B	Stamp duty & registration charges	2,48,640
C	Service Tax @ 3.5% on CA	1,42,401
D	VAT @ 1.25% on Sale Consideration	50,858
E	Total Taxes (B + C + D)	4,41,899
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	45,10,499
I	Total Amount Paid	42,25,841
J	Balance Amount Payable (H-I)	2,84,658

K	Amout for Sale Deed	40,68,600
L	amount for Construction Contact	-
M	Amount for Agreement for Development Charges	-
N	Housing Loan Sanctioned	
O	Margin Monety (A-N)	

Housing Loan Details:

Payment scheme	Housing Loan	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment			HL Cq. Amount
			2,89,720

FINAL DISBURSEMENT

Security Cheque Details:

	Cq. No.	Amount	Security cq.received
1st Installment of HL		2,89,720	Not required
			Collect cq.at the time of registration
Balance Margin Money (O-I)		-	Security cq.received
			Not required
			Collect cq.at the time of registration
Balance HL Amount		-	Security cq.received
			Not required
			Collect cq.at the time of registration
Total Taxes Amount (E)		4,41,899	Paid Through HL
			Security cq.received
			Collect cq.at the time of registration

Remarks:

Auhorised by:

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



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

Flat No.	A-503
Name of Buyer	Dr. Santosh Kumar Saraf

A.	Total sale consideration.	40,68,600/- OK
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	Nil
D.	Add: Reg. Charges	2,44,140/- OK
E.	Add: VAT	50,858/- + 84/- (5% on Extra Specs) ✓
F.	Add: Service Tax	1,38,819/- + 61/- (ST on Extra Specs) ✓
G.	Add: Extra Specs Charges (revised)	1,684/- 84/- + 84/- (Subject to MD's approval)
H.	Add: Misc. Charges	4,300/- + 780/- (stamp papers) OK
I.	Less: Amount paid	45,15,561/- OK
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	6,235/- OK
Remarks: Service tax charged @ 3.625% on sale consideration.		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected collected on 16/2/16		
Maintenance charges @ Rs.1,400/- pm to be collected for initial six months. Feb to July 16 collected on 16/2/16		
Membership fee of Rs.50/- to be collected collected on 16/2/16		
M	Interest Amount as calculated	4,461/- ✓
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 Sohan Modi
Date: 12/2/16	Date: 12/2/16	Date: 12/2/16	Date: 13 FEB 2016

- 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-503					
Customer Name	Dr Santosh Kumar					
Booked by	Ravi					
Prepared by	Pavan					
Date	10.02.2016					
Sign						
Interest rate	18.00 % p.a.					
Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
08-Mar-15	25000	Booking Amount	-	-	-	25,000
11-Mar-15	-25000	Booking Amount	3	25,000	37	-
25-Mar-15	200000	1st Installment	14	-	-	200,000
30-Mar-15	-200000	Payment receive	5	200,000	493	-
25-Apr-15	700000	2nd Installment	26	-	-	700,000
30-Apr-15	-700000	Payment received	5	700,000	1,726	-
29-May-15	-143600	Payment received	29	-	-	(143,600)
31-May-15	1571800	3rd Installment - slab	2	(143,600)	(142)	1,428,200
03-Jul-15	-2361280	Payment received	33	1,428,200	23,242	(933,080)
01-Aug-15	943080	4th Installment-brk wrt	29	(933,080)	(13,344)	10,000
23-Nov-15	-10000	Payment received	114	10,000	562	-
23-Nov-15	-339000	payment received	-	-	-	(339,000)
30-Nov-15	428720	5th Installment	7	(339,000)	(1,170)	89,720
03-Dec-15	-446961	Payment recd	3	89,720	133	(357,241)
16-Dec-15	-289720	Installment Received	13	(357,241)	(2,290)	(646,961)
31-Dec-15	200000	On Completion	15	(646,961)	(4,786)	(446,961)
	(446961)		Approx Interest Payable		4,461	

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

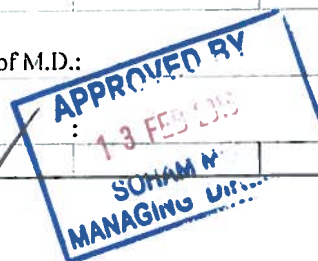
☒ Allow on-time payment discount (or) ☐ Reduce on-time payment discount to Rs. _____

Signature of Manager: _____

Date : _____

Signature of M.D.: _____

Date : _____



Sir,
 All waiver off interest
 no on-time payment discount
 12/2/16