

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-504	☒ 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	4139000	☒ Yes ☐ No
PPT No.	103	N A
Discount (in Rs. per sft.)	Nil	N A
On time payment discount ((in Rs. per sft.)	Nil	
Total Discount (in Rs. per sft.)	Nil	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	4139000	☒ Yes ☐ No
Construction contract value	-	☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	31.01.2016	☒ Yes ☐ No
Remarks	Received RS 2,00,000/- 1st Installment	
Prepared by (Vineela):	Checked by (G. B. Ram Babu):	Checked by (Accountant):
Sign: 	Sign: 	Sign: 
Date: 12/1/14	Date: 15/3/14	Date: 17/3/14
		Approved by (MD): 
		Sign: 
		Date: 18 MAR 2014

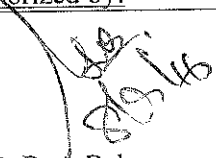
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-504
Name of Buyer	Mr. Ravindranath Ashok Sagar

A.	Total sale consideration.	Rs. 41,39,000/-
B.	Less: Discount for on time payments.	Rs. Nil
C.	Less: Other discounts	Rs. Nil
D.	Add: Reg. Charges	Rs.2,48,340/-
E.	Add: VAT	Rs.51,738/-
F.	Add: Service Tax	Rs.1,41,763/- + 184/-
G.	Add: Extra Specs Charges	Rs.nil
H.	Add: Misc. Charges	Rs.5,080/- + 25,000/- (c fund) + 11,250/- (maint charges + m fee)
I.	Less: Amount paid	Rs. 48,39,617/-
J.	Balance amount Due	Rs. (217262/-)
K.	Refund	☒ Yes ☐ No Rs.17,262/-
L.	Interest Payable	☒ Yes ☐ No Rs. 2,00,000/-
M.	Maintenance charges due from	February 2016
N.	Buyer Info database balance	Rs. 17262/-
O.	Tally balance	Rs. 17262/-
P.	Remarks:	
	Corpus fund Rs.25,000/- collected	
	Maintenance charges @ Rs.1150/- pm collected wef February to September 2016	
	Membership fee of Rs.50/- collected	

	Check List	Yes / No
1.	Buyer has signed the Association Membership Form & Undertaking	No
2.	No Due Certificate signed	No
3.	6 PDC for Maintenance Charges collected	Yes
4.	Buyer has signed Electricity Transfer form & Affidavit on stamp paper	No
5.	Corpus fund collected	Yes
6.	VAT / Service Tax charged on other amounts	Yes

Authorized by:

			
G. B. Ram Babu	Accountant	Samba Siva Rao	Managing Partner: Soham Modi
Date:	Date: 8/9/2016	Date: 8/9/16	Date: 8/9/16

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

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES -MAYFLOWER GRANDE		
Buyer Name	MR. RAVINDRANATH ASHOK SAGAR		
Flat / Bungalow No.	A-504	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	41,39,000
B	Stamp duty & registration charges	2,52,840
C	Service Tax @ 3.625% on Sale Deed	1,50,039
D	VAT @ 1.25% on Sale Consideration	51,738
E	Total Taxes (B + C + D)	4,54,616
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	45,93,616
I	Total Amount Paid	39,50,817
J	Balance Amount Payable (H-I)	6,42,799

K	Amount for Sale Deed	41,39,000
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	ICICI		HL Cq. Amount
			8,88,800

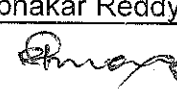
FINAL DISBURSE

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
		8,88,800	☒ Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq. at the time of registration
		(2,46,001)	☒ Security cq. received
Balance HL Amount	Cq. No.		☒ Not required
			Collect cq. at the time of registration
Total Taxes Amount (E)	Cq. No.	Amount	Security cq. received
		4,54,616	☒ Paid ☐ Through HL
			Collect cq. at the time of registration

Remarks:

Authorized by:

Name	Accountant	CR Manager	Prabhakar Reddy
Sign			
Date			

