

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 <i>Vineela</i>	☒ Yes ☐ No	
Flat no.	(A-701) A-601	☒ 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	4208600	☒ Yes ☐ No	
PPT No.	116	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	4208600	☒ 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):	Approved by (MD):
Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>	Sign: <i>[Signature]</i>
Date: 2/10/14	Date: 5/10/14	Date: 2/10/14	Date: 09 OCT 2014

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

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

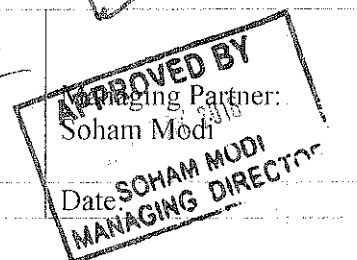
Flat No.	A-601
Name of Buyer	Mr. Narendra Ande

A.	Total sale consideration.	42,08,600/-
B.	Less: Discount for on time payments.	Nil
C.	Less: Other discounts	68,771/- (modular kitchen refund)
D.	Add: Reg. Charges	2,52,540/-
E.	Add: VAT	52,608/- + 579/-
F.	Add: Service Tax	1,37,898 1,36,826 + 504/- + 221/-
G.	Add: Extra Specs Charges (revised)	11,575/- <i>Subject to approval</i>
H.	Add: Misc. Charges	5,080/-
I.	Less: Amount paid	46,70,025/-
J.	Add: Interest Amount to be charged	
K.	Balance amount Due	
L.	Refund if any	70,268/- 69,490/-
Remarks: Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- collected.		
Maintenance charges @ Rs.1,400/- pm collected for initial six months.		
Membership fee of Rs.50/- collected		
M.	Interest Amount as calculated	(10,022)
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/ Jaya Prakash
Date: 27/5/16	Date: 27/5/16	Date: 27/5/16



- 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-601
 Customer Name Mr. A. Narendra
 Booked by D. Karunakar Reddy
 Prepared by Pavan
 Date 25.05.2016
 Sign _____
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
30-Sep-14	25000	Booking Amount	-	-	-	25,000
30-Sep-14	-25000	Booking Amount	-	25,000	-	-
06-Oct-14	-200000	Payment received	6	-	-	(200,000)
15-Oct-14	200000	1st Installment	9	(200,000)	(888)	-
10-Nov-14	-700000	Payment received	26	-	-	(700,000)
15-Nov-14	700000	2nd Installment	5	(700,000)	(1,726)	-
04-Feb-15	1641800	3rd Installment- slab	81	-	-	1,641,800
17-Feb-15	-1641800	payment Recd	13	1,641,800	10,526	-
22-Jun-15	985080	4th Installment- brick v	125	-	-	985,080
06-Aug-15	-985080	Payment recd	45	985,080	21,861	-
30-Nov-15	456720	5th Installment	116	-	-	456,720
30-Nov-15	-461425	Payment received	-	456,720	-	(4,705)
30-Nov-15	-500000	Payment received	-	(4,705)	-	(504,705)
30-Nov-15	-156720	Payment received	-	(504,705)	-	(661,425)
31-Mar-16	200000	On Completion	122	(661,425)	(39,794)	(461,425)
	(461425)			Approx Interest Payable	(10,022)	

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: _____

Signature of M.D.: _____

Date _____

Date _____

APPROVED BY
 17 MAY 2016
 SOHAM MOJI
 MANAGING DIRECTOR

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. NARENDRA ANDE		
Flat / Bungalow No.	A-601	Area	1400
Land Area	43.34		
Car Parking No.		2 Wheeler Parking N	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	42,08,600
B	Stamp duty & registration charges	2,56,840
C	Service Tax @ 3.5% on CA	1,47,301
D	VAT @ 1.25% on Sale Consideration	52,608
E	Total Taxes (B + C + D)	4,56,749
F	Interest agreed to be paid	-
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	46,65,349
I	Total Amount Paid	46,70,025
J	Balance Amount Payable (H-I)	(4,677)

K	Amount for Sale Deed	42,08,600
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	Installeme Scheme	Other:
	HL Bank	HL Cq. Date	HL Cq. No.
Deails of 1st Installment	SBI		HL Cq. Amount

RELEASED

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
		-	☒ 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
		4,56,749	Security cq.received
			☐ Collect cq.at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				