

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-602	☒ 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	3350000	☒ Yes ☐ No
PPT No.	119	N A
Discount (in Rs. per sft.)	333/- Per sft	N A
On time payment discount ((in Rs. per sft.)		
Total Discount (in Rs. per sft.)	333/- Per sft	
Sale Consideration Calculation	Check booking form with price list	☒ Yes ☐ No
Sale Deed value	3350000	☒ Yes ☐ No
Construction contract value		☐ Yes ☐ No
Installments	Check with booking form.	☒ Yes ☐ No
Date of completion	30.06.2016	☒ 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: 29/12/14	Date: 29/12/14	Date: 29/12/14
		Approved by (MD):
		Sign: <i>[Signature]</i>
		Date: 29 JAN 2015

APPROVED BY
SOHAM MODI
MANAGING DIRECTOR

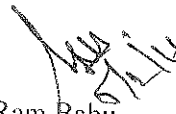
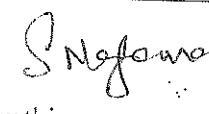
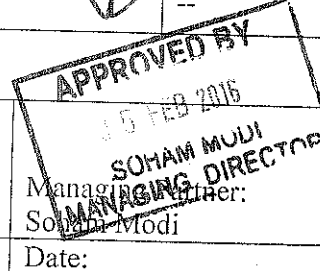
Authorization form for handing over the possession of Flat in 'Mayflower Grande'

Flat No.	A-602
Name of Buyer	Mr. Ashish Gupta

A.	Total sale consideration.	33,50,000/-
B.	Less: Discount for on time payments.	nil
C.	Less: Other discounts	nil
D.	Add: Reg. Charges	2,01,000/-
E.	Add: VAT	41,875/- ✓
F.	Add: Service Tax @3.625% of S.C.	1,03,917/- ✓
G.	Add: Extra Specs Charges (revised)	Nil
H.	Add: Misc. Charges	4,700/-
I.	Add: amt refunded	14,55,362/-
J.	Less: Amount paid	51,74,375/-
K.	Add: Interest Amount to be charged	-
L.	Balance amount Due	
M.	Refund if any	17,521/-
Remarks: Service tax charged @ 3.625% on sale consideration		
Vat charged @ 1.25% on sale consideration.		
Corpus fund Rs.25,000/- to be collected. 7279.		
Maintenance charges @ Rs.1150/- pm to be collected for initial six months. 69,50/-		
Membership fee of Rs.50/- to be collected.		
M	Interest Amount as calculated	76,419/- not finalized
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	 Soham Modi
Date: 5/2/16	Date: 5/2/16	Date: 8/2/16	Date: 15 FEB 2016

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

* ST Calculation

$$25000 \times 3.09\% = 773$$

$$325000 \times 3.09\% = 100425$$

$$75000 \times 2.625\% = 2719$$

Interest calculation for delayed payments.

Project Name Mayflower Grande
 Flat no. A-602
 Customer Name Mr Ashish Gupta
 Booked by Soham Modi
 Prepared by vneela
 Date 01.02.2016
 Sign
 Interest rate 18.00 % p.a.

Date	Instal / Payme	Remarks	Days	Principal	Interest	Balance
20-Dec-14	25000	Booking Amount	-	-	-	25,000
20-Dec-14	(25000)	Booking Amount	-	-	-	-
28-Dec-14	1500000	1st Installment	8	25,000	-	-
08-Jan-15	(1500000)	Mehta & Modi Homes -	11	-	-	1,500,000
04-Feb-15	1500000	3rd Installment- slab	27	1,500,000	8,137	-
31-Mar-15	325000	2nd Installment	55	-	-	1,500,000
02-Apr-15	773	St for oct to dec'14	2	1,500,000	40,685	1,825,000
14-May-15	(1050000)	Transfer from Vista Hom	42	1,825,000	1,800	1,825,773
14-May-15	(700000)	Transfer from MMH	-	1,825,773	37,816	775,773
30-Sep-15	54075	ST	-	775,773	-	75,773
12-Nov-15	46350	ST	139	75,773	5,194	129,848
04-Dec-15	(1500000)	Payment recd	43	129,848	2,753	176,198
04-Dec-15	(399375)	Payment recd	22	176,198	1,912	(1,323,802)
14-Dec-15	201000	Registration expenses	-	(1,323,802)	-	(1,723,177)
14-Dec-15	4300	Reg mic, doc, ec expenses	10	(1,723,177)	(8,498)	(1,522,177)
14-Dec-15	400	CC Copy of sale deed	-	(1,522,177)	-	(1,517,877)
14-Dec-15	41875	Vat	-	(1,517,877)	-	(1,517,477)
31-Dec-15	1455362	Refund for excess paid	-	(1,517,477)	-	(1,475,602)
18-Jan-16	(100000)	Installment received	17	(1,475,602)	(12,371)	(20,240)
01-Feb-16	120240	amount refundable	18	(20,240)	(180)	(120,240)
			14	(120,240)	(830)	-
	0			Approx Interest Payable	76,419	

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 Rs.

Signature of Manager:

Signature

Date

Date

APPROVED BY
 05 FEB 2016
 SOHAM MODI
 MANAGING DIRECTOR

Sir,
 - our own adjustment
 - Pl. weier off.
 - no on time payment discount

2/2/16

SALE DEED AUTHORIZATION FORM

Project	M/s. B & C ESTATES - MAYFLOWER GRANDE		
Buyer Name	MR. Ashish Gupta		
Flat / Bungalow No.	A-602	Area	1150
Land Area	35.60		
Car Parking No.		2 Wheeler Parking	Semi / Deluxe / Luxury

Payment & Agreement Details:

A	Total Sale Consideration	
B	Stamp duty & registration charges	33,50,000
C	Service Tax @ 3.5% on CA	2,05,500
D	VAT @ 1.25% on Sale Consideration	1,17,250
E	Total Taxes (B + C + D)	41,875
F	Interest agreed to be paid	3,64,625
G	Other charges / extra specs charges	-
H	Total amount payable (A+E+F+G)	-
I	Total Amount Paid	37,14,625
J	Balance Amount Payable (H-I)	51,74,375
		(14,59,750)

K	Amount for Sale Deed	
L	Amount for Construction Contact	33,50,000
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.
Details of 1st Installment			HL Cq. Amount

Security Cheque Details:

1st Installment of HL	Cq. No.	Amount	Security cq. received
			Not required
Balance Margin Money (O-I)	Cq. No.	Amount	Collect cq. at the time of registration
			Security cq. received
			Not required
Balance HL Amount	Cq. No.	Amount	Collect cq. at the time of registration
			Security cq. received
			Not required
Total Taxes Amount (E)	Cq. No.	Amount	Collect cq. at the time of registration
		3,64,625	Paid Through HL
			Security cq. received
			Collect cq. at the time of registration

Remarks:

Auhorised by:

Name	Accountant	CR Manager	Prabhakar Reddy	MD
Sign				
Date				

APPROVED BY
14 DEC 2015
SUNAM MOULI
MANAGING DIRECTOR